

77 Gloucester Road, Exeter, EX4 2EB



A beautifully presented three bedroom semi-detached property situated in a popular location close to local bus routes and within walking distance of Exeter City Centre. Spacious accommodation comprising entrance hall, open plan modern kitchen and dining area, downstairs cloakroom, three first floor bedrooms, re-fitted shower room, beautifully maintained rear garden, off road parking, garage.

Offers in the Region of £300,000 Freehold DCX02826

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Kitchen/Diner 15' 6" x 8' 8" (4.720m x 2.644m)

Twin rear aspect uPVC double glazed windows with a view over the rear garden and the Cathedral. Modern fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Marble effect work surfaces. Integrated double oven and hob with extractor fan above. Plumbing for washing machine. Further appliance space. Seating area. Coved ceiling. Radiator. Door through to the inner hallway with a uPVC part glazed door leading to the rear garden and door to the cloakroom. Storage cupboard with shelving.



THE ACCOMMODATION COMPRISES:

Entrance Hall

Accessed via uPVC part glazed front door with front aspect frosted uPVC double glazed window. Doors to the lounge and the kitchen. Stairs to the first floor landing. Understairs storage cupboard. Radiator.

Lounge 13' 5" x 12' 0" (4.098m x 3.645m)

Front aspect uPVC double glazed window with view over the front garden. Television point. Telephone point. Coved ceiling. Radiator. Door through to the open planned kitchen/dining room.

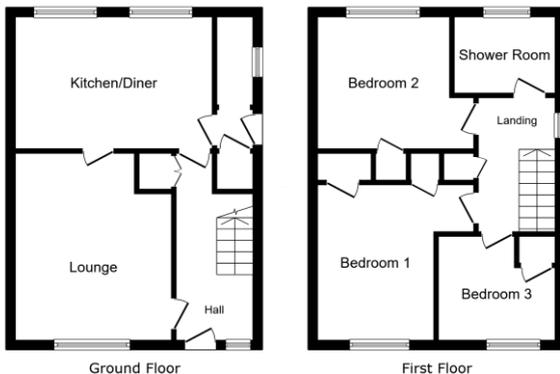


Cloakroom

Side aspect frosted uPVC double glazed window. Low level WC. Wash hand basin with tiled splashback.

First Floor Landing

Side aspect uPVC double glazed window. Doors to Bedroom One, Bedroom Two, Bedroom Three and Shower Room. Access to the loft void above. Storage cupboard with shelving.



Bedroom One 9' 6" x 11' 11" (2.888m x 3.641m)

Rear aspect uPVC double glazed window with stunning views over the City and the Cathedral. Built in wardrobe with hanging space and shelving. Television point. Coved ceiling. Radiator.



Bedroom Two 9' 8" x 10' 5" (2.938m x 3.175m)

Front aspect uPVC double glazed window. Twin built in storage cupboards. Coved ceiling. Radiator.



Bedroom Three 7' 7" x 9' 2" (2.302m x 2.782m)

Front aspect uPVC double glazed window. Built in wardrobe with hanging space and shelving. Coved ceiling. Radiator.



Shower Room

Rear aspect frosted uPVC double glazed window. Recently fitted three piece white suite comprising walk in shower cubicle with rainwater shower, low level WC, wash hand basin with mixer tap. Storage below. Extractor fan. Shaver point. Heated towel rail.



Rear Garden

Private enclosed rear garden mainly laid to lawn with shrub borders. Paved seating area. Pedestrian access to the front of the property.



Garage

Metal up and over door. Light and power.

Front garden

Mainly laid to lawn and off road parking.

Find an energy certificate (/)

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Energy performance certificate (EPC)

77 Gloucester Road EXETER EX4 2EB	Energy rating	Valid until:	26 October 2035
	C	Certificate number:	 9340-2313-0500-2025-3665

Property type: Semi-detached house

Total floor area: 80 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)