



East of **EXE**
ESTATE AGENTS

Eton Walk
Exeter £325,000

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Modern three-bedroom family home in Exeter, finished to a high standard with stylish kitchen/dining room, spacious living room, principal bedroom with en-suite, tiered rear garden, and parking. Close to local amenities, schools, transport links, city centre, and countryside.

Three Bedrooms | Modern Kitchen/Diner | Master Ensuite | Landscaped Garden Over Three Tiers | Spacious Living Room | Three Storey Townhouse | Off Road Parking | Well-Appointed Family Bathroom |

DESCRIPTION

A superbly presented modern three-bedroom family home of generous proportions, situated in a popular residential area of Exeter. This well-maintained property is finished to a high standard throughout, combining contemporary design with practical living spaces.

The accommodation begins with a welcoming entrance hall, providing access to a well-appointed kitchen/dining room, fitted with a range of modern units and integrated appliances, with space for informal dining. Stairs rise from the hall to the first floor. To the rear, the living room offers a bright and comfortable setting, with French-style doors opening directly onto the garden. A convenient downstairs cloakroom completes the ground floor.

The first floor offers two double bedrooms, both served by a modern, well-appointed bathroom. The top floor is dedicated to the principal bedroom, featuring a dressing space and a generous en-suite.

Outside, the rear garden is arranged over three levels, designed to make the most of its position and outlook. A raised decked area at the top provides an ideal spot to relax. To the front, there is one allocated parking space, with a second located nearby.



LOCATION

Situated within a popular residential development in the area of St Thomas, a well-regarded location in Exeter known for its strong community feel. The area offers a range of local amenities including shops, schools, green spaces and a children's play area all within easy reach.

There are regular public transport links nearby, along with convenient access to Exeter city centre, making it ideal for both families and commuters. The surrounding area also provides access to riverside walks and open countryside, offering a great balance of city living and outdoor space.

AGENT NOTES

To the best of the Vendors knowledge, they have advised the following: -

Tenure: Freehold

Council Tax Band: D

Council: Exeter District Council

Parking: Off Road Parking

Garden: Rear Three Tiered Garden

Electricity: Mains

Heating: Gas Central Heating

Water supply: Mains

Sewage: Public

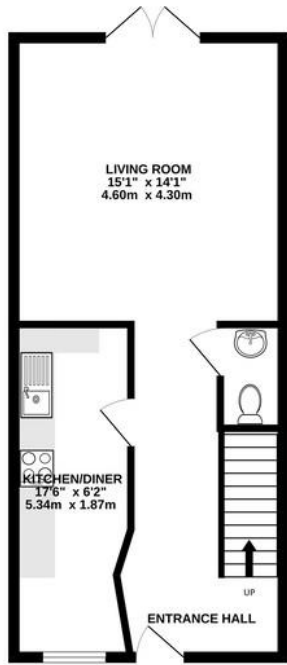
Broadband: Full Fibre Broadband With 1600 MPS

Download & 115MPS Upload

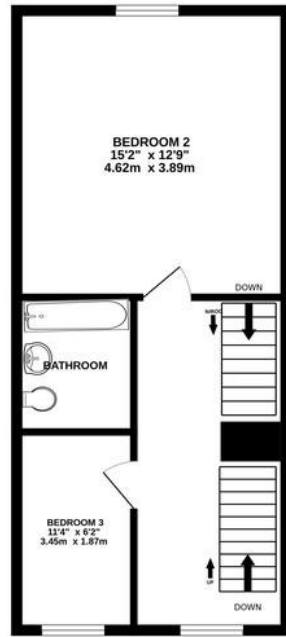
Mobile Signal: Several networks currently showing as available at the property including EE and Vodaphone.



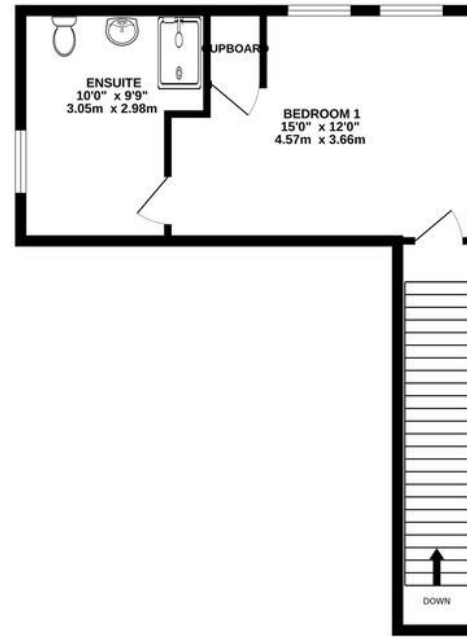
GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



2ND FLOOR
373 sq.ft. (34.7 sq.m.) approx.



Awaiting EPC

TOTAL FLOOR AREA : 1284 sq.ft. (119.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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