



Detached Coach House

CHECK OUT this modern DETACHED Coach House, with a garage and allocated off road parking. This property features an open plan living room and kitchen, two double bedrooms, bathroom and en-suite. Situated in a great location with plenty of natural light, close to local shops, school and public transport and easy access to the M5, A30 and Exeter.

3 Sparrow Drive | Exeter | EX5 7GS





PROPERTY TYPE

Detached Coach House



SIZE

962 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

EON District Heating System



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Parking



EPC RATING

82 B



COUNCIL TAX BAND

B



in a nutshell...

- Two Double Bedrooms
- Open Plan Kitchen, Lounge and Dining Room
- Bathroom and En-suite Shower Room
- Garage and Off Road Parking Space
- Lot's of Natural Light
- Ideal First Home or Investment
- Excellent Transport Links
- Easy access to M5, A30 & Exeter
- Close to the New Town Centre





the details...

The front door sits beneath a sheltered storm porch and opens into an inviting entrance hallway where the stairs rise to the living space. The property offers a generous layout and is well presented throughout with neutral décor. It feels warm and welcoming, helped by community central heating and double glazing.

The open plan living space feels spacious and bright, helped by three windows and a skylight that draw in plenty of natural light. Practical laminate flooring runs throughout, giving the room a clean and cohesive feel. The kitchen is finished with elegant white units and matching wall cabinets, and includes an integrated electric oven with an electric ceramic hob and extractor, along with space for a washing machine and a fridge freezer.

Bedroom one is a generous double and enjoys a luxurious en-suite shower room finished with sleek white tiles and practical vinyl flooring. The suite includes a double shower, a wash basin, WC and a heated towel rail. Bedroom two is also a well-appointed double. Completing the accommodation is the main bathroom, styled with matching white tiles and vinyl flooring, and fitted with a bath with shower over, a WC and a wash basin.

Outside, the property benefits from a driveway with space for two vehicles in front of a garage that has an up-and-over door, lighting and electric. To the side of the driveway is a flower bed set up with planters, ready for someone to add their own choice of flowers and plants.

Tenure - Freehold
Council Tax Band B

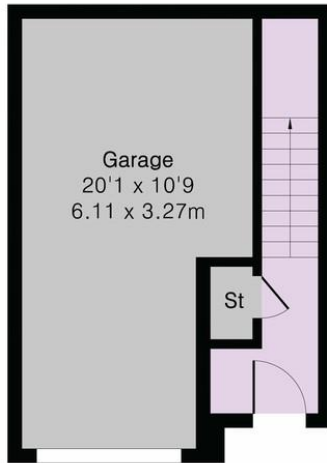


the floorplan...

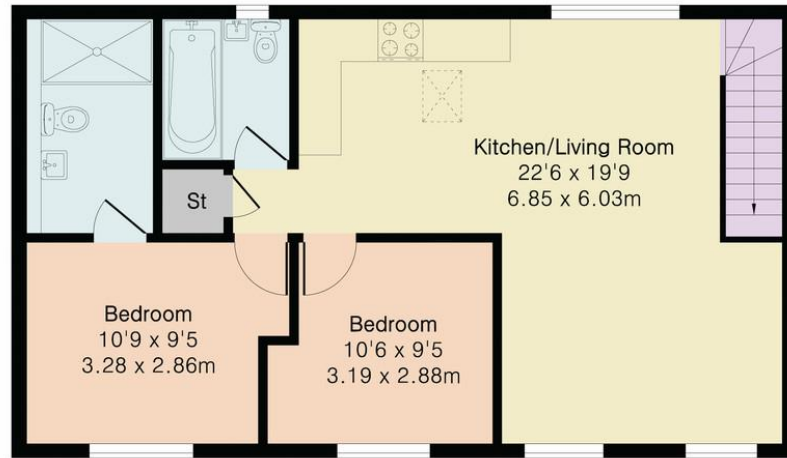
Approximate Gross Internal Area 962 sq ft - 90 sq m

Ground Floor Area 268 sq ft – 25 sq m

First Floor Area 694 sq ft – 65 sq m



Ground Floor



First Floor



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complete.

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