



3 Bedroom Spacious Town House

This 3 bedroom semi detached town house is well worth a look! Boasting double bedrooms, a garage, driveway and an open plan living space perfect for the family life, this is an ideal home for a growing family. This home also has great links to public transport with a local bus stop and the train station with a direct line to London only a short walk away

41 Sybil Mead | Exeter | EX1 3FA



thoroughly good property agents



PROPERTY TYPE

Semi Detached Town House



SIZE

1,282 sq ft



LOCATION

Exeter



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

EON District Heating System



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden, Patio



EPC RATING

83 B



COUNCIL TAX BAND

D



in a nutshell...

- Garage and Driveway
- Kitchen Diner
- Open Plan Living
- Cul-De-Sac Location
- Private Garden
- Great links to M5 A30
- Close to Shops, Schools & Bus
- Short Walk From Local Train Station
- Excellent Specification





the details...

PROPERTY DESCRIPTION

Welcome to the market this three bedroom Semi Detached Town House in Exeter.

This property is arranged over three floors with the ground floor containing a single garage with power and lighting as well as a utility/washroom equipped with a washing machine and space for a dryer. Through the utility you will find a shower room complete with a shower, and a toilet which is a unique feature that the current owners had added themselves.

The first floor contains the open plan living arrangement with a light and airy kitchen dining room and lounge area. The kitchen looks upon the garden and contains an oven, washing machine, wine cooler and space for a fridge freezer. The living area is floored with Karndean LVT which gives the space a high end and luxury feel. Through the double doors of the kitchen you step out to the garden which is landscape to accommodate outdoor cooking, entertaining and veggie patches. The garden also has side access through to the front of the property in the form of slab steps down to the parking area.

The second floor of the property is comprised of 2 double bedrooms, a single bedroom and a family bathroom. These bedrooms are all finished with the same Sisal carpeting as the hallway and stairs. The master bedroom has fantastic views of Exeter and is currently furnished with a super-king sized bed and bedside tables as well as plenty of room for a set of wardrobes or chest of drawers. The second bedroom is used as a reading room/office at the moment but again has plenty of room for a double bed and wardrobes. The final bedroom is used as a dressing room for the current occupiers with ample room for a single bed and the other bedroom furnishings.

To the front of the property there is a small front garden accompanying a driveway for 1 vehicle and further parking within the garage.

This development is managed by Trinity Estates. Please enquire about Service Charge
Council Tax - D
Tenure - Freehold



what the owner loves most...

We love the spacious living area and the proximity to the local amenities and dog walks.

the floorplan...

Approximate Gross Internal Area 1282 sq ft - 119 sq m (Including Garage & Excluding Outbuilding)

Ground Floor Area 381 sq ft – 35 sq m

First Floor Area 447 sq ft – 42 sq m

Second Floor Area 454 sq ft – 42 sq m

Outbuilding Area 45 sq ft – 4 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

complete.

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Bear in mind...

This property is subject to a service charge and ground rent, managed by Trinity Estates



the location...

Shopping – 3.6 Miles from Exeter City Centre

Relaxing – 1.6 Miles from Station Road Playing Fields

Travel – 0.6 Miles from Pinhoe Train Station

Schools – The most local school to this property is Monkerton Primary School and St Lukes as the secondary school

Please check Google maps for exact distances and travel times.

Property postcode: **EX1 3FA**

how to get there...





Need a more complete picture? Get in touch with your local branch...

Tel **01392 422500**
Email exeter@completeproperty.co.uk
Web completeproperty.co.uk

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