

## 30 Ellacott Road, Exeter, EX2 0AQ



This versatile three-bedroom townhouse on the edge of Exeter is ideal for first-time buyers, downsizers and families alike. The ground floor features a spacious kitchen/diner with modern French doors opening onto a secluded garden – perfect for entertaining or outdoor dining. There is also a flexible home office/playroom/bedroom and a convenient cloakroom. Upstairs, the first floor offers a generous living room, a luxury family bathroom and a double bedroom. The second floor hosts two further double bedrooms, including a principal bedroom with en suite shower room. Outside, the property benefits from a garage, driveway parking and a sunny landscaped garden.

**Offers in the Region of £400,000    Freehold    DCX02975**

## THE ACCOMMODATION COMPRISES:

### Entrance Hallway

Accessed via a part glazed front door, doors to study/bedroom four, cloakroom, open plan kitchen/dining room, stairs to the first floor landing, under stairs storage cupboard and a radiator.

### Study 8' 2" x 7' 1" (2.478m x 2.149m)

Front aspect uPVC double glazed window, radiator.



### Cloakroom

Side aspect uPVC frosted double glazed window, low level WC, wash hand basin, heated towel rail.

### Open Plan Kitchen/Dining room 14' 5" x 15' 6" (4.389m x 4.735m)

Rear aspect uPVC double glazed window, beautiful range of eye and base level units, stainless steel sink with a mixer tap and single drainer. Quartz work surfaces, integrated double oven and hob with an extractor fan above, fridge and freezer, integrated washing machine and dishwasher, storage cupboard, concealed wall mounted boiler, large seating area, uPVC double glazed french doors leading to the rear garden, spot lighting and two radiators.



### First Floor Landing

Doors to the lounge, bedroom three, bathroom, turning staircase to the second floor and a radiator.

### Lounge 15' 6" x 11' 4" (4.735m x 3.459m)

Rear aspect uPVC double glazed window with a view over the rear garden, television point and a radiator.



### Bedroom Three 15' 6" x 8' 6" (4.722m x 2.592m)

Front aspect twin uPVC double glazed window, cupboard with storage and hanging space, television point and a radiator.



### Bathroom

Side aspect uPVC frosted double glazed window, three piece white suite benefiting from a panel enclosed bath with mixer taps and a rainwater shower above, wash hand basin, low level WC, part tiled walls and a radiator



### Second Floor Landing

Doors to Bedroom One, Bedroom Two and access to the loft void above.

### Bedroom One 15' 6" x 11' 4" (4.727m x 3.465m)

Rear aspect uPVC double glazed window with a view over the rear garden, radiator and a door to the ensuite.



### En-suite

Side aspect frosted uPVC double glazed window, three piece suite benefiting from a walk in shower cubicle, low level WC, wash hand basin, extractor fan and a radiator.



### Bedroom Two 15' 6" x 8' 4" (4.736m x 2.533m)

Twin front aspect uPVC double glazed windows, television point and a radiator.



### Rear Garden

Private and enclosed rear garden with a large paved seating area leading to a lawn and shrub borders. Wooden gate to the off road parking a garage.





## Garage

With an up and over door and storage space.

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**Energy performance certificate (EPC)**

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Energising – Meter unit: 10 March 2022  
0808 7070 2682-4351

Property type: Semi-detached house  
Total floor area: 118 square metres

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