



TO LET

6 Byron Road, Exeter, Devon, EX2 5QN

£360,000



*B*burgoynes  
ESTATE AGENTS

- A SUPERB FAMILY HOME!
- CONVENIENT & SOUGHT AFTER LOCATION
- Entrance Porch & Hall
- Spacious Lounge/Dining Room
- Modern Kitchen, Family Room
- Large Conservatory, Cloakroom/WC
- 3 Bedrooms, Family Bathroom
- Gas Central Heating & uPVC Double Glazing
- Attractive Garden, Single Garage
- Private Off Road Parking for 3 Vehicles

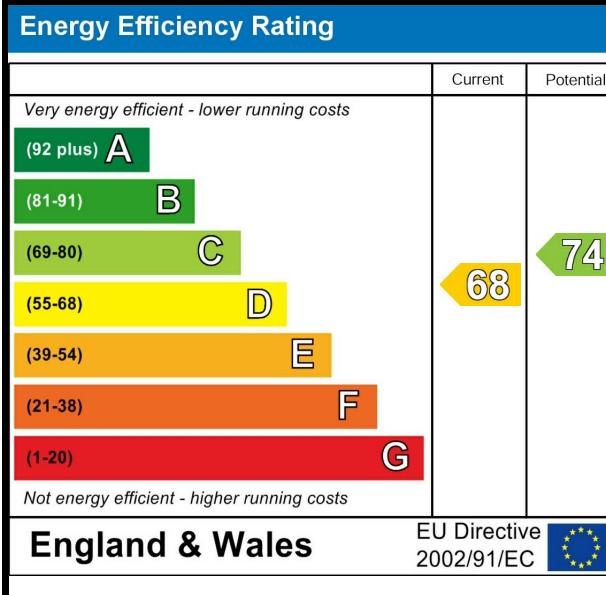
## THE PROPERTY

A deceptively spacious and well modernised 3 bedroom detached family sized house in sought after cul-de-sac with easy access to main transport links. Families will love the spacious lounge/diner, playroom/TV room, downstairs cloakroom/WC and the large conservatory opening out onto an attractive rear garden which provides the perfect environment for a touch of 'alfresco style' eating and entertaining with friends and family. Upstairs, there are 3 bedrooms and a bathroom. The property also comes with a single garage which features an internal rear door linking with the family room. Moreover, there is good off road parking in front of the house for 3 vehicles. This well appointed property benefits from the home comforts of gas central heating and uPVC double glazing ensuring warmth and energy efficiency throughout the seasons.

This property will appeal in particular to those seeking to live within easy reach of Middlemoor, Exeter Business Park at Sowton, several out of town superstores and all main transport routes via the M5 and A.30. Three primary schools, two secondary schools and Digby & Sowton train station are within walking distance. Trains run about every half hour or so to Exmouth and Exeter. Furthermore, a nearby bus stop at the end of the road provides a very convenient bus service to and from the city centre and the surrounding district.

Strong interest anticipated and early viewings are recommended.

## SITUATION



## Directions

