

52 Seldon Crescent | Exeter | EX1 3WF

A well-presented three-bedroom semi-detached house situated in the popular West Clyst area of Exeter. Offering approximately 824 sq ft of accommodation, the property features a spacious living/dining room, fitted kitchen, downstairs WC, three bedrooms and a family bathroom. Externally, there is a garage and private driveway providing off-road parking. An excellent opportunity for families, first-time buyers or investors.

complete.

thoroughly good property agents

PROPERTY TYPE
Semi-detached House

SIZE
824 sq ft

LOCATION

AGE
Modern

BEDROOMS
3

RECEPTION ROOMS
1

BATHROOMS
2

WARMTH
.....

PARKING
Garage, Off Road Parking

OUTSIDE SPACE

EPC RATING
TBC

COUNCIL TAX BAND



in a nutshell...

- Popular West Clyst location
- Approximately 824 sq ft / 76 sq m
- Spacious living/dining room
- Modern fitted kitchen
- Downstairs WC
- Three well-proportioned bedrooms
- Family bathroom
- Garage and driveway
- A perfect family or first time home






LIAM'S
Coffee
Bar



the details…

A modern and attractive three-bedroom semi-detached house situated in the popular residential area of West Clyst, Exeter. Offering approximately 824 sq ft (76 sq m) of well-planned accommodation, this appealing home combines modern styling with practical family living and benefits from a garage and private driveway.

The property immediately stands out with its lovely kerb appeal, featuring an attractive rendered frontage, slate-style roof and established planting to the front. The well-maintained exterior creates a welcoming first impression, while the surrounding residential setting provides a pleasant environment for modern family life.

Upon entering, the property offers a welcoming hallway with access to the principal ground-floor accommodation and useful storage. The spacious living/dining room is a particular highlight, measuring approximately 15'3" x 14'6", providing an excellent versatile space for both comfortable everyday living and entertaining. The room is light and welcoming, with ample space for a good-sized sofa arrangement and dining furniture.

The kitchen is positioned to the front of the property and provides a practical, well-appointed space with a range of fitted units and work surfaces. There is also a convenient downstairs WC, adding to the practicality of the accommodation.

To the first floor are three bedrooms, offering flexibility for family members, guests or those requiring a home office. The principal bedroom measures approximately 10'6" x 8'6", while the second bedroom is a similar size at approximately 10'6" x 8'3". The third bedroom measures approximately 8'11" x 6'4", making it particularly suitable as a child's bedroom, nursery, study or dressing room. A family bathroom completes the first-floor accommodation.

The property has a modern and homely feel throughout, with bright interiors and attractive contemporary touches. The layout has been designed with modern living in mind, providing a good balance between shared living space and private bedrooms.

Externally, the property benefits from a private driveway providing off-road parking, leading to a garage measuring approximately 151



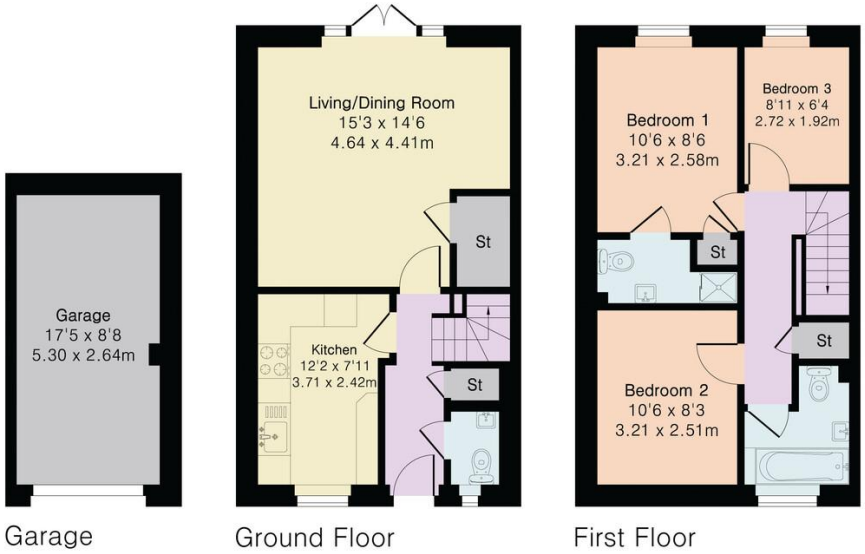
what the owner loves most…

The quiet location and easy access to Exeter.



the floorplan...

Approximate Gross Internal Area 824 sq ft - 76 sq m
(Excluding Garage)
Ground Floor Area 412 sq ft – 38 sq m
First Floor Area 412 sq ft – 38 sq m
Garage Area 151 sq ft – 14 sq m



PINKPLAN

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complete.

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bear in mind…

The property benefits from a garage and off-street parking.





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Tel 01392 422500
Email exeter@completeproperty.co.uk
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Cranbrook
EX5 7DR

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