

OLD BAKERY CLOSE, EXETER, EX4 2UZ

OFFERS INVITED £400,000





A well-presented three-bedroom town house located in this established residential area with river views from the front of the property. The property is well placed for public transport, on a regular bus route, and within walking distance of St David's mainline railway station. The existing owner has updated the property throughout their ownership and is move-in ready.

The accommodation comprises of the entrance hall, modern fully fitted kitchen / dining room with double doors leading to the rear garden, a useful understairs storage cupboard and a downstairs cloakroom. There is also a side door leading into the garage.

Upstairs you have the large lounge with windows overlooking the garden and bedroom two which is currently used as a dining room; this room has a balcony overlooking the beautiful views & the river.

On the second floor this is where bedroom one and three are located along with the very modern ensuite to main and master family bathroom. Again bedroom one has amazing views over the river and must be seen to appreciate fully.



Outside is a delightful rear garden which provides a paved patio space which is a delightful dining area, with laid lawn flowing down to the rear of the garden this is where the arbour is situated. A great place to enjoy the sunshine and listen to the wildlife around the location.

The property includes a garage situated on the ground floor of the property which also provides an off road private parking space.

FREEHOLD

APPROACH Paved path with shrubs leads you to the front porch. The obscure double glazed front door leads to;

ENTRANCE HALL Vinyl laminate flooring leads to the downstairs kitchen / dining room & downstairs cloakroom. Stairs rising to the first floor. Understair storage cupboard. Internal access to the garage. Door leading to;

KITCHEN / DINING ROOM Vinyl laminate flooring. Modern style white gloss kitchen with black gloss work surfaces and glass splashback. Space for family table and chairs. 1½ sink with drainer and mixed tap over. Integrated electric NEFF oven and microwave / combi oven. Induction integral hob with extractor over. Concealed gas boiler serving central heating and hot water supply. Integrated fridge freezer & dish washer. Inset spotlights. UPVC double glazed window to rear aspect and double doors leading to the rear garden.

CLOAKROOM Low level WC. Wash hand basin with tiled splashback. Extractor fan. Radiator.

LIVING ROOM Spacious and light room with laminate flooring. Two UPVC double glazed windows with fitted blinds to rear aspect looking over rear garden. Television point. Telephone point. Radiators.

BEDROOM TWO Built in double wardrobe. UPVC double glazed doors lead onto the balcony which provides the amazing river views. Radiator.

MASTER BEDROOM Large double bedroom with built in double wardrobes. UPVC double glazed window with outlook onto front aspect with river views. Door leads to;



EN SUITE SHOWER ROOM Enclosed fully tiled shower cubicle with fitted shower over with glass door. Wash hand basin into black gloss vanity unit with storage space below. Extractor fan. Radiator. Frosted UPVC double glazed window looking onto front aspect.

BEDROOM THREE Good size double room. Built in double wardrobes. UPVC double glazed window with fitted blinds with rear outlook.



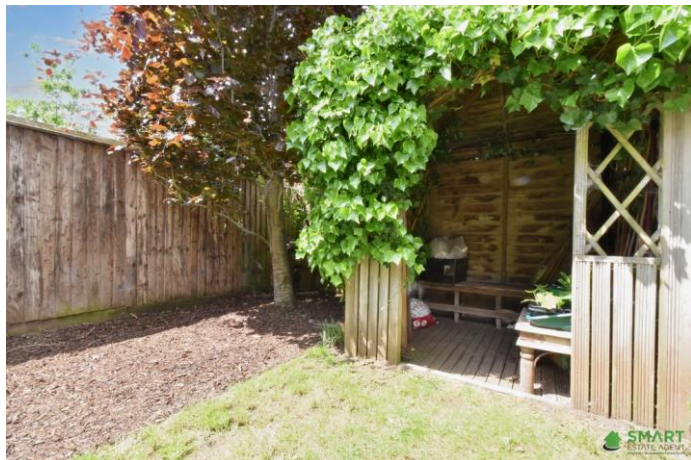




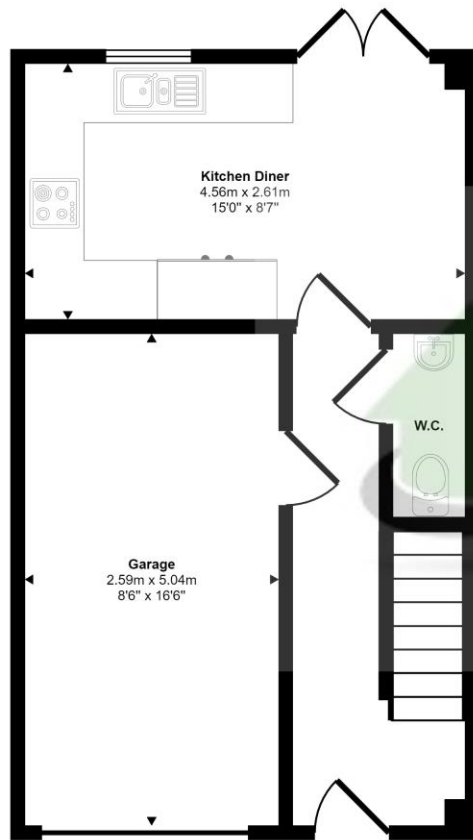
FAMILY BATHROOM Updated fully fitted bathroom with tiled flooring. Three piece suite comprising pedestal wash hand basin with mixer tap over and bath which are all tiled throughout. Low level WC in black gloss unit providing more storage space. Extractor fan. Radiator. Frosted UPVC double glazed window to rear aspect.

GARDEN The garden provides a paved patio dining space, half laid lawn & half laid wood chip leading down to the rear of the garden this is where the arbour is situated.

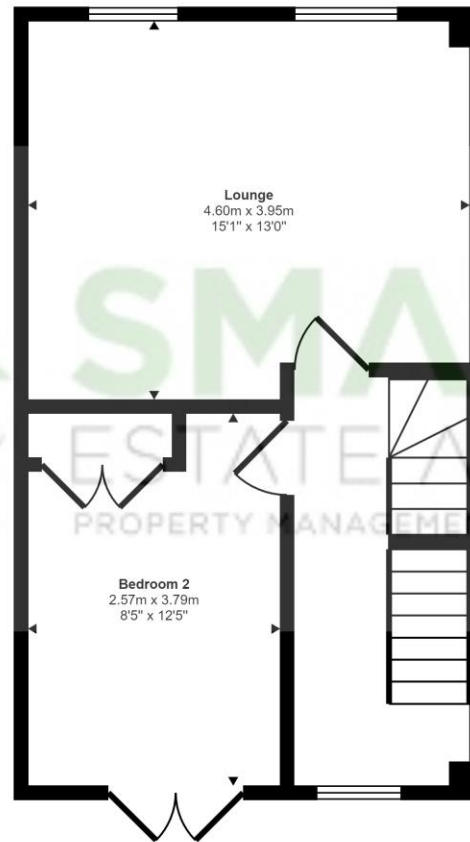
GARAGE & PARKING The property includes a garage situated on the ground floor of the property with up and over door, power and lighting are fitted & an internal door to the house leading into the ground floor hallway. There is also an off road private parking space.



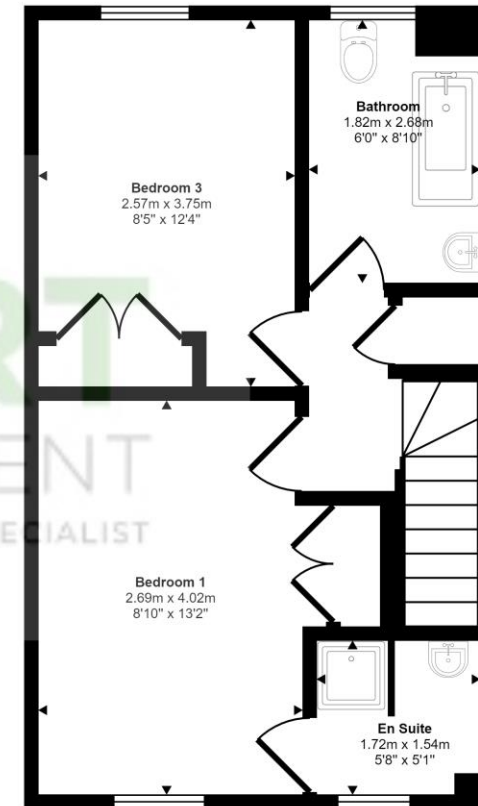
Approx Gross Internal Area
107 sq m / 1150 sq ft



Ground Floor
Approx 35 sq m / 378 sq ft



First Floor
Approx 36 sq m / 384 sq ft



Second Floor
Approx 36 sq m / 387 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.