



Cottey Crescent, Exeter, EX4
Offers In Excess Of £300,000



Key Features

- *Modern Throughout*
- *Recently Updated Features*
- *Three Bedrooms*
- *Landscaped South Facing Garden*
- *Rear Extension*
- *Modern Fitted Kitchen*
- *Garage*
- *Beautiful Elevated Views*
- *Close To School's & Transport Links*
- *Quiet Cul-De-Sac Location*



Beautifully presented and recently updated 3 bedroom family home with landscaped SOUTH FACING garden along with a garage. This property is located in a popular area with easy access to City centre, RD&E and the M5 and A30.





A generously proportioned three bedroom end of terrace family home located in a quiet cul-de-sac area of Exeter. Modern throughout with some great additions and features ready to move straight in.

The ground floor welcomes you with an inviting entrance hallway with an ample storage space, leading to a spacious sitting room open plan to the dining room with plenty of space for a family dining table. A sleek and modern kitchen with all the essentials, and useful rear extension currently used as a utility room.

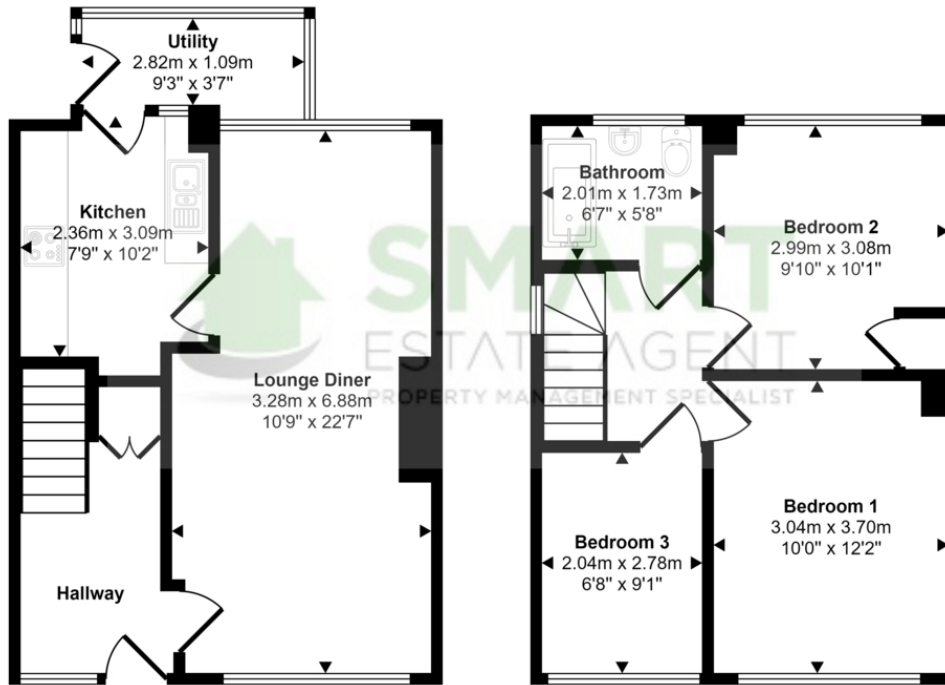
Moving upstairs three bedrooms await, including a large master bedroom, whilst the second bedroom is a large double with wardrobe storage, all centered around a well-appointed family bathroom.

Outside, it is tucked away in a quiet cul-de-sac position, it comes with a well maintained and fully landscaped front & rear garden. There is a garage just yards away from the property.

Perfectly situated, this elevated residence offers the ideal blend of tranquility and convenience. Its strategic location provides easy access to the vibrant city centre, local shops, supermarkets, and hospitals. Commuting is made effortless with quick connectivity to the M5 Motorway. Well regarded schools are within walking distance including Willowbrook Primary and St James High school.



Approx Gross Internal Area
76 sq m / 815 sq ft



Ground Floor
Approx 40 sq m / 428 sq ft

First Floor
Approx 36 sq m / 388 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Tenure Type: Freehold
Council Tax Band: B
Council Authority: Devon County