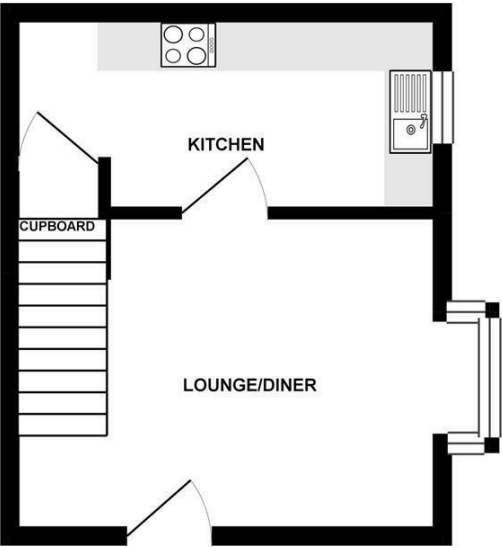


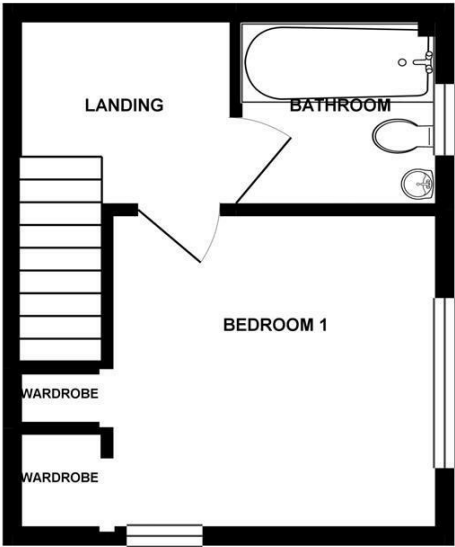


£155,000 **FREEHOLD**

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2019



37 Celia Crescent, Beacon Heath, EXETER, Devon, EX4 9DU

A modern end terrace house with excellent views towards the Exe estuary. The accommodation comprises a living/dining room, modern fitted kitchen, one double bedroom and bathroom. There is a low maintenance gravelled garden with plant and shrubs borders and an allocated parking space. The property benefits from gas central heating and PVCu double glazing. An internal viewing is highly recommended.



37 Celia Crescent, Beacon Heath, EXETER, Devon, EX4 9DU

£155,000 FREEHOLD

DORMANS
INDEPENDENT ESTATE AGENTS

Accommodation comprising:

Obscured PVCu double glazed door to:

Living/Dining Room

4.03m (maximum) x 3.01m (13'2" (maximum) x 9'10")

PVCu double glazed oriel window to the front aspect, gas central heating radiator, stairs to first floor landing, telephone and television points. Wall mounted central heating thermostat.



Modern Fitted Kitchen

4.03m x 1.86m (13'2" x 6'1")

The kitchen is well fitted with a range of modern base cupboards, drawers and eye level units, roll edged wood style work surface with tiled surrounds. Four ring gas hob, electric oven and grill. Wall mounted Baxi gas boiler serving domestic hot water and gas central heating. Stainless steel single bowl sink unit with mixer tap, space and plumbing for washing machine. PVCu double glazed window to the front aspect, gas central heating radiator and under stairs storage cupboard.



First Floor Landing

Hatch to roof space and doors to:

Bedroom

3.04m x 3.36m (9'11" x 11'0")

Bright dual aspect room with PVCu double glazed window to the front aspect with excellent elevated outlook towards the Exe Estuary and beyond, PVCu double glazed window to the side aspect. Built-in wardrobe with hanging rail and shelving. Further built-in wardrobe with slatted shelving and hanging rail.



Bathroom

1.94m x 1.90m (6'4" x 6'2")

Fitted with a white suite comprising panelled bath with tiled surrounds and mixer Triton shower over. Pedestal wash hand basin with tiled splash backs. Close coupled W.C., gas central heating radiator and obscured PVCu double glazed window to the front aspect.



Outside

The property is approached via a pathway leading to the front door. There is a wooden gate and concrete hard standing area with brick retaining wall. Low maintenance gravelled garden with plant and shrubs borders. Allocated parking space.

Directions

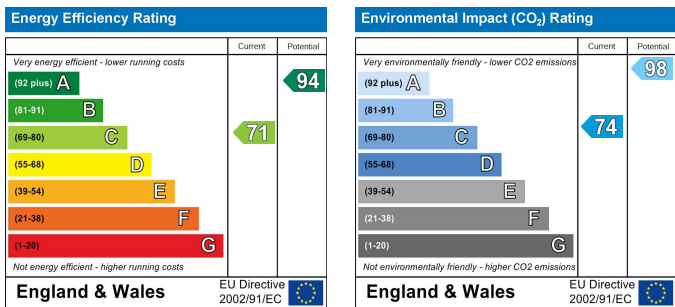
From Dormans Estate Agents proceed up Church Hill and take the first left into Harrington Lane. Continue along this road and into Beacon Heath and Beacon Lane. Turn right into Chancellors Way, continue to the top of the road and turn right into Celia Crescent. The property will be found on the left hand side.

Council Tax Band

B

Area

Beacon Heath is an established residential area on the Northern side of Exeter. The area has good access to the city centre with a regular bus service and is within easy reach of a primary school and St James High School. There is also a local supermarket with petrol station. There are transport links not too far which include M5, A30 and a train line to Waterloo.



Property Misdescriptions Act 1991
Whilst Dormans endeavor to ensure the accuracy of these details, the working order of services, fixtures or fittings have not been checked. The Freehold or Leasehold tenure of the property has not been verified and prospective purchasers are advised to ask their solicitor to do so. You must check the availability of a property and arrange an appointment before embarking on any journey to view a property.