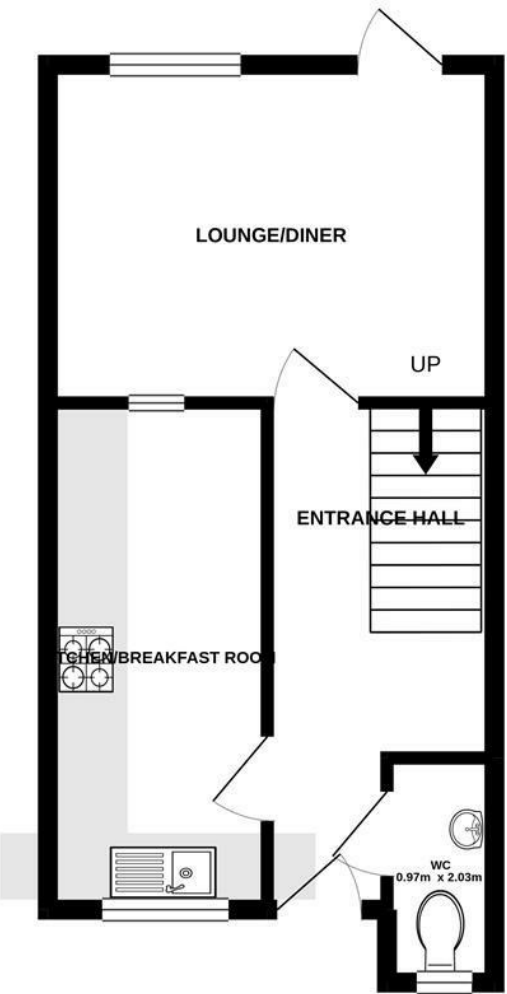


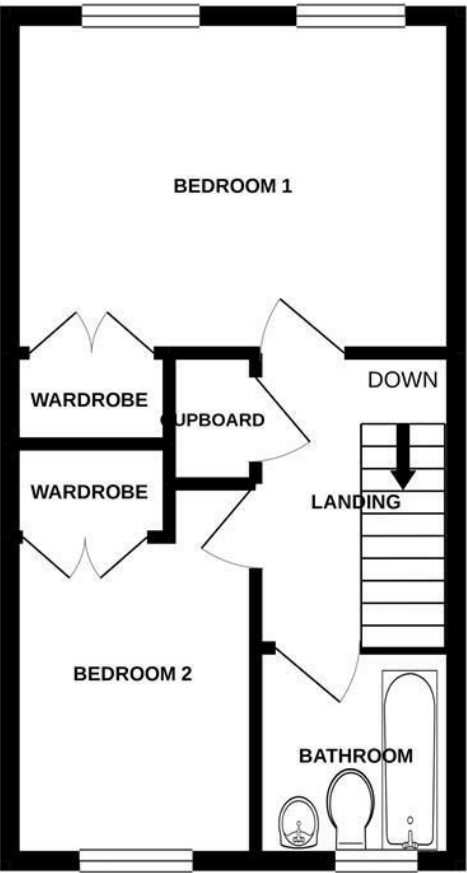


**£225,000** **FREEHOLD**

GROUND FLOOR  
31.3 sq.m. approx.



1ST FLOOR  
30.7 sq.m. approx.



TOTAL FLOOR AREA : 62.1 sq.m. approx.

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.  
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**23 Celia Crescent, Beacon Heath, Exeter, Devon, EX4 9DU**

A modern 2 bedroom end terrace house with corner plot gardens. Kitchen/breakfast room, lounge/diner, 2 double bedrooms and bathroom. There are good sized front, side and rear gardens and there is also a parking area at the rear of the property. EPC Rating: C



23 Celia Crescent, Beacon Heath, Exeter, Devon, EX4 9DU

£225,000 FREEHOLD

Accommodation comprising:

Obscured PVCu double glazed front door to:

Entrance Hall

Stairs to first floor landing, radiator, door to living room and door to:

Kitchen/Breakfast Room

4.55m x 2.03m (14'11" x 6'7")

PVCu double glazed window to front, a range of fitted base cupboards, drawers and eye level units, roll edge work surface with tiled surrounds, space for gas range with extractor hood over, one and a half bowl sink unit with drainer, wall mounted Ideal gas fired gas boiler serving domestic hot water and central heating, spot lighting and radiator.



Downstairs Cloakroom

Close coupled WC, corner wash hand basin with tiled surround, obscured PVCu double glazed window to front.

Lounge/Diner

4.08m x 3.61m (13'4" x 11'10")

PVCu double glazed door and window overlooking the rear garden, wood effect flooring, gas central heating radiator and television aerial point.



First Floor Landing

Hatch to roof space, built-in storage cupboard with shelving.

Bedroom 1

4.1m x 3.03m (13'5" x 9'11")

2 PVCu double glazed windows to rear, radiator, built-in double wardrobe.



Bedroom 2

4.39m x 2.11m (14'4" x 6'11")

PVCu double glazed window to front, radiator, built-in shelving and double wardrobe.

Bathroom

1.87m x 1.89m (6'1" x 6'2")

White suite comprising a panelled bath with mixer shower, pedestal wash hand basin, close coupled WC, tiled walls, obscured PVCu double glazed window to front, heated towel rail.

Outside

At the front of the property there is a pathway which leads down to the front door. There is corner plot garden with a lawned area at the side.

Rear Garden

At the rear of the property the garden is designed for ease of maintenance with good sized paved and timber decked area enclosed with garden wall. There are plant and shrub borders and a timber side gate provides access to a communal parking area in which there is a designated parking space.



Council Tax

Band B



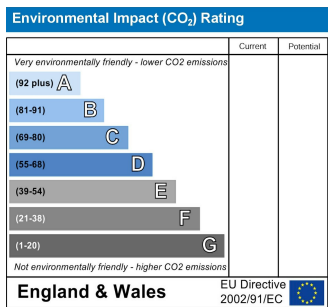
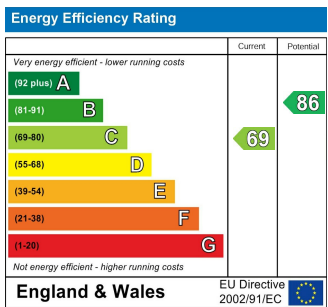
DORMANS  
INDEPENDENT ESTATE AGENTS

Directions

From Dormans Office in Pinhoe proceed up Church Hill and take the first left hand turning into Harrington Lane. Continue along this road into Beacon Heath and take a turning on the right into Chancellors Way. Follow the road up the hill and take the first right hand turn into Celia Crescent and the property can be found on the left hand side.

Area - Beacon Heath

Beacon Heath is on the north eastern edge of Exeter with excellent transport links including M5, A30 and the city centre. Beacon Heath benefits from having local shops, hair salon, pharmacy, public house and leisure centre. Schools for all ages are within easy reach and there are regular bus routes into Exeter.



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.