



14 Millstream, Exeter, EX2 6GD

Offers In Excess Of £495,000

A well presented, extended family home situated in this prestigious development with excellent access to the City Centre. There are a number of lovely walks and cycle paths through the nearby Riverside Valley Country Park adjoining the River Exe. The accommodation comprises entrance hall, large living room with doors to the rear garden, separate family room, kitchen, downstairs cloakroom/wc, main bedroom with en-suite, three further bedrooms and a family bathroom. Outside, the property has level sunny gardens to the rear.



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Covered Storm Porch:

Outside light. Part double glazed front door to

Entrance Hall:

Radiator. Telephone point. Wood laminate flooring. Stairs rising to the first floor

Cloakroom WC:

Fitted with a modern matching white suite comprising low level close coupled wc, Wash basin with chrome mixer taps over and tiled splash. Radiator. Obscure UPVC double glazed window.

Living Room:

19'9" max x 17'4" (6.03m max x 5.29m)

UPVC tri-fold double glazed doors to the rear garden. Two radiators. Laminate flooring. Telephone point. Television point. Understairs storage cupboard with light and coat hooks.

Family Room:

22'1" x 9'9" (6.75m x 2.99m)

A dual aspect room with UPVC double glazed windows with aspect to the side and rear garden. Television point. Radiator.

Kitchen:

11'8" x 7'8" (3.56m x 2.36m)

Fitted with a range of modern matching wall mounted and base units in high gloss white finish. Dark grey vinyl worktops over with matching upstands. Four burner stainless steel gas hob with stainless steel hood and splash. Integrated double oven, fridge freezer and dishwasher. UPVC double glazed window with aspect to the front. Wood effect laminate flooring.

Spacious First Floor Landing:

UPVC double glazed window with aspect to the front. Hatch to loft space. Radiator. Built in airing cupboard housing water cylinder and slatted shelving. Built in cupboard housing wall mounted gas fired boiler and hanging rail.

Bedroom One:

11'0" x 9'10" (3.36m x 3.00m)

Two UPVC double glazed windows with aspect to the front. Radiator. Television point. Telephone point.



En-suite:

Fitted with a modern matching white suite comprising low level wc with concealed cistern. Wash basin with chrome mixer taps over. Fully tiled and glazed, double width, shower enclosure with chrome shower unit. Wall tiling to dado. Extractor fan. Shaver point. Towel rail/radiator.

Bedroom Two:

12'7" x 9'10" (3.85m x 3.00m)

UPVC double glazed window with aspect to the rear.
Radiator.

**Bedroom Three:**

9'8" x 9'8" (2.96m x 2.95m)

UPVC double glazed window with aspect to the rear.
Radiator.

**Bedroom Four:**

9'8" x 9'8" (2.96m x 2.95m)

UPVC double glazed window with aspect to the front.
Radiator. Telephone point

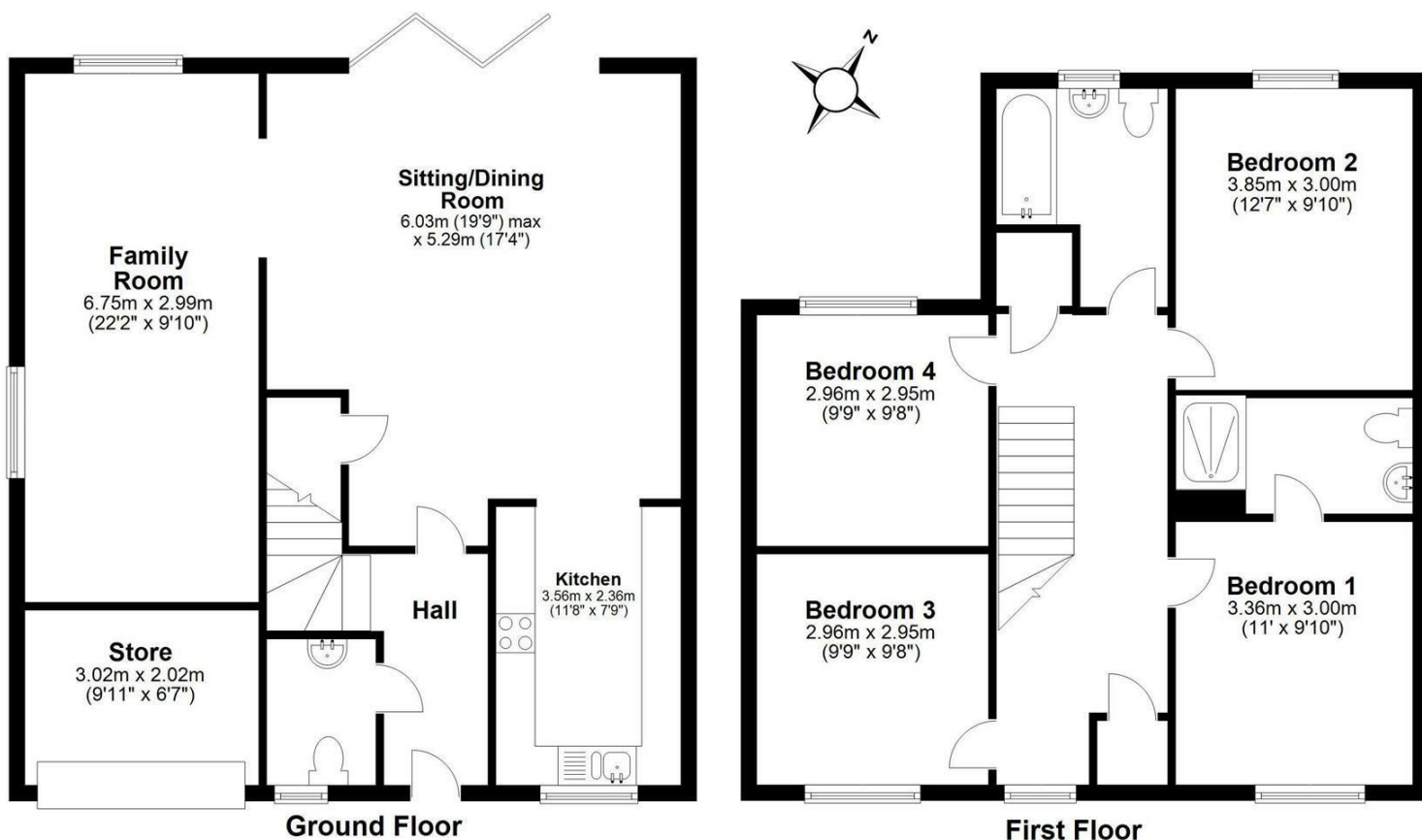
**Bathroom:**

Fitted with a modern matching white suite comprising low level wc with concealed cistern. Wash basin with chrome mixer taps over. Panelled bath with chrome shower and screen over. Wall tiling. Extractor fan. Shaver point. Towel rail/radiator.

Outside:

9'10" x 6'7" (3.00m x 2.01m)

An up and over door to the front to storage area (formerly the garage). A paved path leads to the side of the property and in turn a good sized garden to the rear, laid to lawn with paved patio, outside light and garden tap. Shed and bike store.



Total area: approx. 141.8 sq. metres (1525.9 sq. feet)
14 Millstream, Exeter



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		