

33 West Garth Road

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Exeter, Devon, EX4 5AJ

Exeter Cathedral (1.9 Miles), St Davids Station (1.2 Miles)

A well presented, three bedroom, semi-detached home with a fitted kitchen, garage, driveway parking and an enclosed rear garden, occupying an elevated position in this popular residential area of Exeter.

- No onward chain
- Open-plan ground floor
- Light and spacious
- Convenient Exeter location
- Freehold
- Three bedrooms
- Garage & private driveway
- Well appointed shower room
- Enclosed rear garden
- Council Tax Band: D

Guide Price £350,000

SITUATION

West Garth Road is a popular residential address on the northern side of Exeter, conveniently located for local shops, schools and regular bus services. The property is well placed for the University of Exeter, Exeter St David's station, the city centre, the Royal Devon & Exeter Hospital, and offers easy access to the A30 and M5.

DESCRIPTION

This attractive semi-detached home offers well-balanced accommodation of approximately 1,029 sq ft, together with an attached garage. The property has been well maintained and enjoys light, spacious accommodation, a fitted kitchen, two reception rooms and an enclosed rear garden. Occupying an elevated position, it also benefits from an open outlook to the front.







ACCOMMODATION

The front door opens into an entrance hall with stairs to the first floor, understairs storage and a cloakroom/WC.

The bright sitting room enjoys a large picture window to the front and leads to the dining room via an open archway, creating a versatile living and entertaining space. The dining room overlooks the rear garden and opens directly onto the patio. The kitchen/breakfast room enjoys views of open countryside and is fitted with a range of wall and base units, generous work surfaces and an integrated breakfast bar, with space for appliances and a door leading to the garden.

The first floor offers three bedrooms, comprising two doubles and a single room, ideal as a nursery or home office, served by a well-appointed shower room. The landing windows also offer views across rolling hills, giving this centrally located property a countryside feel.

OUTSIDE

To the front is a lawned garden and a driveway providing off-road parking and access to the detached garage which is fully insulated, has power and double glazed windows, which would be suitable for an easy conversion to a home office or studio, subject to gaining the necessary permissions.

The enclosed rear garden is laid mainly to lawn with mature shrubs, trees and planted borders, together with a paved patio providing an ideal space for outdoor dining and entertaining.

SERVICES

Utilities: Mains electric, mains gas, mains water, mains drainage, telephone and broadband
Heating: Gas central heating
Tenure: Freehold
Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).

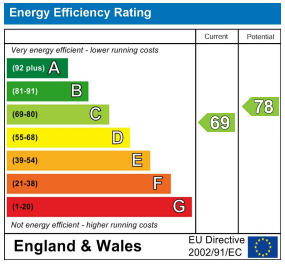






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