

61 Berkshire Drive
St Thomas
Exeter
EX4 1NG

A Semi Detached House with excellent far reaching views over the city and towards the Exe Estuary - Driveway and garage.

£236,750 Freehold DFX07537



Accommodation

* Hallway * Living Room * Kitchen/Dining Room * Cloakroom * Landing *
Three Bedrooms * Shower Room * Upvc Double Glazed Windows * Gas
Fired Central Heating * Excellent Views Across the City Towards the Exe
Estuary * Garage and Driveway * Front and Rear Gardens * No Forward
Chain *

This is a light and spacious Three Bedroom Semi Detached House which, although in need of some updating, benefits from a modern gas fired central heating system, Upvc double glazed replacement windows and a single garage with driveway. The accommodation enjoys some excellent views across the city towards the Exe Estuary. The property is situated in a popular residential location and is handy for local amenities such as schools, general store and bus service to and from Exeter City Centre which is approximately one and a half mile away. It is being sold with no forward chain.

GROUND FLOOR

Upvc entrance door to:

HALLWAY: Radiator, stairs to first floor with cupboard below

CLOAKROOM: Low level W/c, wash hand basin with tiled splash backs.

LIVING ROOM: 15' 6" x 9' 6" (4.72m x 2.89m) Radiator, tiled hearth with wood surround and mantle piece, coved ceilings, verticle blinds, open aspect to the front with views.

KITCHEN/DINER: 15' 11" x 8' 10" (4.85m x 2.69m) Radiator, solid wood flooring in dining area, stainless steel single drainer sink unit, tiled splash backs, cooker panel, gas point, plumbing for washing machine, Upvc double glazed door to rear garden.

FIRST FLOOR

LANDING: Access to roof space, built in cupboard over stairs housing wall mounted boiler supplying domestic hot water and gas central heating system.

BEDROOM 1: 12' 10" x 9' 7" (3.91m x 2.92m) Radiator, Tv cable, open aspect to the front with views across the city towards the Exe Estuary.

BEDROOM 2: 11' 7" x 9' 1" (3.53m x 2.77m) Radiator, aspect over rear gardens.

BEDROOM 3: 8' 4" x 5' 10" (2.54m x 1.78m) Radiator, aspect to the front with far reaching views.

SHOWER ROOM: Radiator, wall mounted electric shower, low level w/c, pedestal wash basin, part tiled surround, extractor fan, shaver point.

OUTSIDE

FRONT GARDEN: Laid out to flower beds with mature shrubs, driveway to:

GARAGE: 17' 0" x 8' 1" (5.18m x 2.46m) Having light and power with up and over door.

REAR GARDEN: Steps to level lawn with flower bed borders stocked with mature shrubs, composting bin, rotary drier.

ENERGY EFFICIENCY: Band D (Rating 65)

N.B. The Executors have a connection to Force & Sons.

Consumer Protection from Unfair Trading Regulations 2008. Force and Sons has not tested any apparatus, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose; a buyer is advised to obtain verification from their surveyor. References to the tenure of the property are based on information provided by the seller as Force and Sons has not had sight of the title; a buyer is advised to obtain verification from their legal advisor. All measurements are for guidance only and are not precise. Items shown in photographs are not included unless specifically mentioned in the sale particulars, however may be available by separate negotiation. Buyers should check the availability of any property and make an appointment to view before embarking on a journey to see a property.