

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.

**£234,000 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.**

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