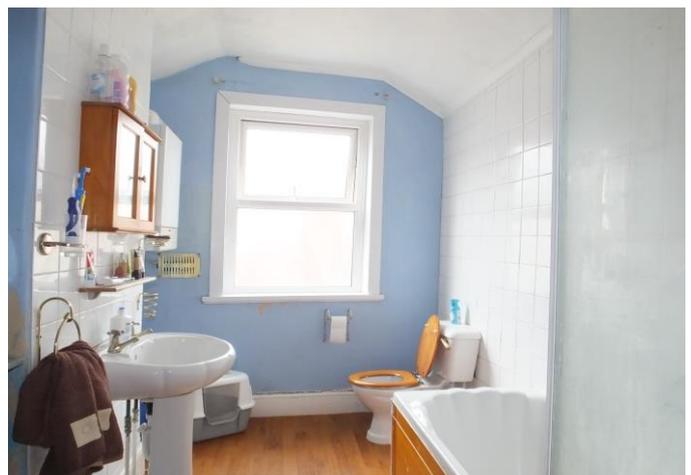


23 Fortescue Road
St Thomas
Exeter
EX2 8JZ

A single bay windowed terrace house in a popular residential location with courtyard rear garden - No forward chain.

£189,950 Freehold DFX07517



Accommodation

- * Hallway * Lounge * Dining Room * Two Bedrooms * Kitchen * Bathroom
- * Gas Fired Central Heating * Double Glazed Replacement Windows *
- Courtyard Garden * No Forward Chain *

This is a single bay windowed terrace house which although needs some updating, benefits from Upvc double glazed replacement windows, gas fired central heating and an enclosed rear courtyard garden. The property is situated in a popular residential location, handy for local amenities such as local store, schools, supermarket and Marsh Barton Industrial Estate. Bus services operate from Alphington Road to Exeter City Centre which is approximately one and a half miles away. The accommodation comprises with approximate dimensions as follows.

GROUND FLOOR

Upvc double glazed door to:

ENTRANCE HALLWAY: Radiator, stairs to first floor.

LOUNGE AREA: 12' 6" x 10' 8" (3.81m x 3.25m) into bay and alcove. Radiator, polished stone hearth with wood surround and mantle piece, exposed varnished floor boards, ceiling architrave, arch to:

DINING AREA: 11' 4" x 11' 4" (3.45m x 3.45m) into alcove. Radiator, door to:

KITCHEN: 11' 2" x 6' 11" (3.40m x 2.11m) Radiator, stainless steel single drainer sink unit with hot and cold mixer tap, four ring gas hob both set in work surfaces with cupboards, drawers, appliance space below, plumbing for washing machine, built in electric oven and dishwasher, matching wall mounted cupboard

and shelving, tiled splash backs, cupboard under stairs, tiled flooring, upvc double glazed door to rear garden.

FIRST FLOOR

HALF LANDING

BATHROOM: 11' 2" x 6' 11" (3.40m x 2.11m) Radiator, panel bath with wall mounted mains shower and screen, pedestal wash basin, close coupled w/c, part tiled surround, wall mounted boiler supplying domestic hot water and central heating system.

LANDING: Access to roof space.

BEDROOM 1: 12' 8" x 10' 6" (3.86m x 3.20m) Radiator, built in wardrobes in alcoves, dimmer switch, aspect to the front.

BEDROOM 2: 11' 4" x 8' 7" (3.45m x 2.61m) into alcove. Radiator, aspect to the rear.

OUTSIDE

REAR GARDEN: Enclosed courtyard garden which has been laid out to paved patio and is southerly facing.

FRONT GARDEN: Enclosure which has been laid out with stone chippings with foot path to front door.

ENERGY EFFICIENCY: Band D (Rating 57)

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