

63 Park Road, Exeter, EX1 2HT



A beautifully refurbished bay fronted Victorian terraced property with characterful period features throughout, situated in a prime location within easy access of the City Centre, Heavitree Park, the R,D&E Hospital and local parks & schools. The accommodation is comprised of entrance hall, lounge, dining room, open plan kitchen/breakfast room, three double first floor bedrooms, recently re-fitted family bathroom and enclosed rear garden.

Offers in the region of £385,000 Freehold DCX02216

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The Cathedral City of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

Entrance Hall

Access via part frosted front door with doors to lounge, dining room, kitchen/breakfast room. Under stairs storage cupboard. Stairs to first floor. Stripped wooden flooring. Radiator.



Lounge 14' 10" x 12' 2" (4.53m x 3.70m)

Front aspect uPVC double glazed bay window. Feature fireplace with wooden mantle and tiled hearth. Twin storage cupboards. Stripped wooden flooring. Picture rail. Ceiling rose. Coved ceiling. Television point. Hand built shutters. Radiator.



Dining Room 11' 7" x 10' 2" (3.54m x 3.09m)

Rear aspect uPVC double glazed window. Original feature fireplace with wooden mantle and twin storage cupboards. Stripped wooden flooring. Picture rail. Radiator.



Kitchen/Breakfast Room 22' 4" x 9' 7" (6.80m x 2.92m)

Side aspect uPVC double glazed window. uPVC sliding doors leading to the rear garden. Fitted range of eye and base level units with roll edge work surfaces. Stainless steel sink with single drainer. Gas cooker point. Space for washing machine and further appliance space. Spotlights. Large seating area. Concealed wall mounted gas boiler. Radiator.



First Floor Landing

Doors to bedrooms and bathroom. Two loft access hatches.

Bedroom One 15' 9" x 14' 9" (4.79m x 4.50m)

Front aspect uPVC double glazed bay window. Cast iron feature fireplace with wooden mantle. Stripped wooden flooring. Ceiling rose. Coved ceiling. Hand made shutters. TV point. Radiator.



Bedroom Two 11' 7" x 10' 4" (3.52m x 3.14m)

Rear aspect uPVC double glazed window. Cast iron fireplace with wooden mantle. Hand made storage cupboards with shelving. Radiator.



Bedroom Three 15' 4" x 9' 10" (4.68m x 2.99m)

Rear aspect uPVC double glazed window. Cast iron fireplace with wooden mantle. Radiator.



Rear Garden

Private enclosed courtyard garden with large paved seating area. Rear access via wooden gate.



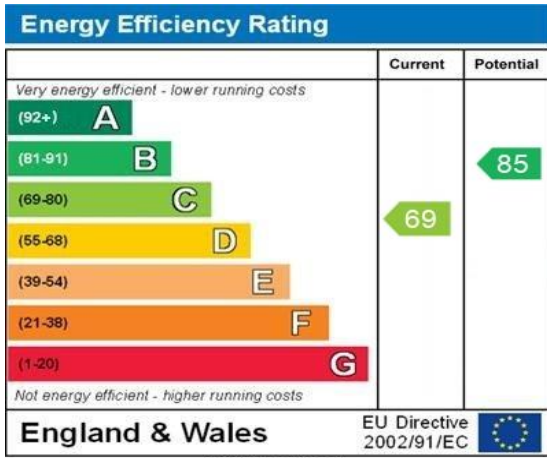
Total floor area 106.6 m² (1,148 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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