

## 83 Southbrook Road, Exeter, EX2 6JF



A superb three bedroom semi detached home offering a chance to create your dream home, the property is in need for some updating and is located in this highly sought after residential area. The property offers excellent access into the City Centre, to local schools and commuter links and is in a superb position for riverside walks and cycle routes. The accommodation benefits from an spacious entrance hall, lounge, dining room, kitchen, garden room, three first floor bedrooms, bathroom, enclosed mature rear garden and off road parking to the front for two vehicles. Viewing is highly recommended.

**Offers in the Region of £310,000    Freehold    DCX01790**

# 83 Southbrook Road, Exeter, EX2 6JF

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

Front Aspect with frosted window and part frosted front door, doors to the Lounge, Kitchen, Under stairs cupboard housing the gas and electric meters, stairs to the first floor landing, radiator.

### Lounge 10' 1" x 13' 0" (3.064m x 3.967m)

Front aspect uPVC double glazed window with a view of the front garden, gas flame effect fire place with brick surround and wooden mantle and tiled hearth, television point, radiator, opening through to the dining room.



### Dining Room 10' 9" x 8' 11" (3.266m x 2.720m)

Rear aspect window, a part glazed door leads to the garden room, radiator, access through to the kitchen.



### Kitchen 10' 0" x 7' 4" (3.045m x 2.226m)

Side aspect uPVC double glazed window and rear aspect window, fitted range of eye level and base level units, stainless steel sink and a half with a mixer tap and single drainer, rolled edge work surface, part tiled walls, gas cooker point, further appliance space, part glazed door leads to garden room.



### Garden Room 17' 5" x 5' 7" (5.309m x 1.703m)

Side aspect and rear aspect windows, plumbing for a washing machine, further appliance space, seating area, double doors leading to the rear garden.



### First Floor Landing

Side aspect uPVC double glazed window with stunning views over open countryside, doors to bedroom one, bedroom two, bedroom three and the bathroom, access to loft void above.

### Bedroom One 13' 0" x 9' 9" (3.965m x 2.982m)

Front aspect uPVC double glazed window with stunning views of the open countryside, radiator.



### Bedroom Two 10' 8" x 9' 10" (3.241m x 2.997m)

Rear aspect uPVC double glazed window with a view of the rear garden, storage cupboard housing wall mounted Worcester Boiler, radiator.



### Bedroom Three 10' 0" x 6' 6" (3.055m x 1.986m)

Front aspect uPVC double glazed window with view over open countryside.



### Bathroom

Rear aspect frosted uPVC double glazed window, Three piece suite comprising of panel enclosed bath, mixer bath tap and overhead shower, low level WC, wash hand basin, part tiled walls, radiator.



### Rear Garden

Private, enclosed with mature trees and hedges, array of fruit trees, paved seating area, access to the side of the property, with a wooden shed, shrubs border greenhouse, central area mainly laid to lawn with paved access to the rear of garden.



## Front of the Property

Off-road parking for two vehicles and pedestrian access to the front door, large lawn area with shrub borders.



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