

40 Margaret Road, Stoke Hill, Exeter, EX4 7DJ



A well presented and spacious three bedroom end of terrace house, within easy reach of the city centre, supermarket and local schools. The property benefits from an entrance hall, dual aspect lounge, large kitchen dining room, three first floor bedrooms, family bathroom, enclosed good size rear garden and off road parking. Internal viewing is highly recommended to appreciate all this property has to offer. No onward chain.

Asking Price £270,000 Freehold DCX01943

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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 uPVC part glazed front door, front aspect uPVC double glazed windows, door to the lounge, stairs to the first floor landing, radiator.

Lounge 17' 11" x 11' 1" (5.473m x 3.381m)

Front and rear aspect uPVC double glazed windows, feature fireplace with a wooden mantel, television point, telephone point, part glazed door to the kitchen and two radiators.



Kitchen/Diner 18' 0" x 11' 6" (5.477m x 3.503m)

Rear and front aspect uPVC double glazed windows, fitted range of eye and base level units, stainless steel sink with mixer taps and single drainer, rolled edge work surfaces, part tiled walls, gas cooker point, plumbing for a washing machine, further appliance space, under-stairs storage cupboard, large seating area, storage cupboards, radiator and a door to the rear garden.



First Floor Landing

Doors to bedroom one, bedroom two, bedroom three, bathroom, access to the loft void above. Airing cupboard with a wall mounted boiler.



above, low level WC, wash hand basin, part tiled walls, extractor fan and radiator.

The Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorised reproduction prohibited. © Property.com

Bedroom One 11' 7" x 11' 0" (3.518m x 3.355m)

Front aspect uPVC double glazed window, built in wardrobe, radiator.



Rear Garden

Enclosed rear garden mainly laid to lawn with a seating area, wooden shed and access to the front of the property.



Bedroom Two 12' 1" x 8' 6" (3.684m x 2.591m)

Front aspect uPVC double glazed window, storage recess and radiator.



Bedroom Three 11' 1" x 6' 0" (3.376m x 1.827m)

Rear aspect uPVC double glazed window with a view over the rear garden, radiator.

Front garden

Pedestrian access to the front door and off road parking for one vehicle.

Family Bathroom

Rear aspect uPVC frosted window, three piece suite comprising panel enclosed bath with a Mira shower

