

3 Crawford Gardens, St Thomas, Exeter, EX2 8HQ



A well proportioned mid terraced house occupying a highly convenient position close to local amenities and good access to major link roads. The spacious accommodation benefits from entrance hall, cloakroom, open plan lounge with a dining area, kitchen, three first floor bedrooms, enclosed rear garden and garage. A great family home. Viewing highly recommended.

Offers in the Region of £285,000 Freehold DCX01959

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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

Accessed via frosted uPVC front door. Doors to Lounge Cloakroom and Kitchen. 2 storage cupboard. Staircase to first floor landing. Wood laminate flooring. Coved ceiling. Electric night storage heater.

Cloakroom

Front aspect frosted uPVC window. Low level WC.

Lounge/Diner 24' 11" x 11' 1" (7.592m x 3.366m)

Front aspect uPVC double glazed window. Rear aspect uPVC double glazed patio doors. TV point. Telephone point. Wall lights. Wood flooring. Electric night storage heater.



Kitchen 9' 3" x 8' 4" (2.831m x 2.551m)

Rear aspect uPVC double glazed window. Fitted range of high and base level units with stainless sink with mixer tap and single drainer. Rolled edge work surfaces. part-tiled walls. Electric cooker point. Further appliance space. uPVC part glazed door leading to rear garden.



First Floor Landing

Doors to Bedroom 1, Bedroom 2 and Bedroom 3. Access to loft void above. Storage cupboard.

Bedroom One 12' 6" x 10' 11" (3.813m x 3.338m)

Front aspect uPVC double glazed window. Built in wardrobe with hanging space and shelving. TV point. Electric wall mounted heater.



Bedroom Two 12' 3" x 10' 11" (3.732m x 3.321m)

Rear aspect uPVC double glazed window. Coved ceiling. Electric wall mounted heater.



Bedroom Three 7' 8" x 8' 0" (2.346m x 2.449m)

Rear aspect uPVC double glazed window. Coved ceiling. Electric wall mounted heater.



Bathroom

Front aspect frosted uPVC double glazed window. 3 piece white suite comprising of panel enclosed bath with shower above, low level WC, pedestal wash hand basin. Tiled walls. Heated towel rail.



Rear Garden

Privat enclosed rear garden. Fencing. Paved seating area. Wooden shed. Rear access. Door through to garage.



Garage

Metal up and over door. Light and Power.



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