

5 Burrator Drive, Exwick, Exeter, EX4 2EN



A well presented spacious terraced property situated in an elevated position in the popular Exwick area, convenient for easy access to St David's Station, the City, Exeter University and access to the river. The accommodation offers an entrance porch, good sized living/dining room, kitchen/breakfast room with two double bedrooms and family bathroom upstairs. Gas central heating and double glazing throughout. Outside is a good sized enclosed rear garden with garage in a nearby block and off road parking.

Offers in the Region Of £249,999 Freehold DCX02170

5, Burrator Drive, , Exeter, EX4 2EN

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 Porch

Access via part frosted uPVC front door. Storage space. Meter cupboards. Part frosted door to

Lounge 19' 5" x 11' 10" (5.92m x 3.61m)

Front aspect uPVC double glazed window with view of front garden. Telephone point. Television point. Seating area. Staircase to first floor landing. Radiator. Part glazed door through to



Kitchen/Breakfast Room 11' 11" x 8' 8" (3.62m x 2.64m)

Rear aspect uPVC windows. Fitted range of base and eye level units with roll edge work surfaces and stainless steel sink with mixer tap and single drainer. Part tiled walls. Integrated oven and hob with extractor fan above. Plumbing for washing machine and further appliance space. Wall mounted boiler. Storage cupboard with shelving. uPVC part glazed rear door to garden.



First Floor Landing

With doors to bedrooms and bathroom with loft access hatch. Storage cupboard.

Bedroom One 11' 11" x 10' 9" (3.63m x 3.28m)

Front aspect uPVC double glazed windows with views over the city. Telephone point. Radiator.



Bedroom Two 12' 0" x 8' 2" (3.65m x 2.50m)

Rear aspect uPVC double glazed window with views over the garden and river. Storage cupboard. Radiator.



Bathroom

Three piece white suite comprising panel enclosed bath with mixer tap and hand held shower above. Low level WC. Pedestal wash hand basin. Part tiled walls and tiled flooring. Extractor fan. Radiator.



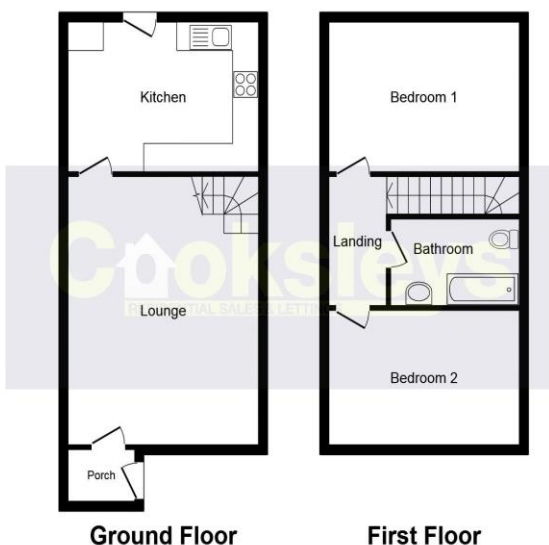
Rear Garden

Private enclosed garden with paved seating area and pathway through to the rear access gate. Mature trees and shrub borders.



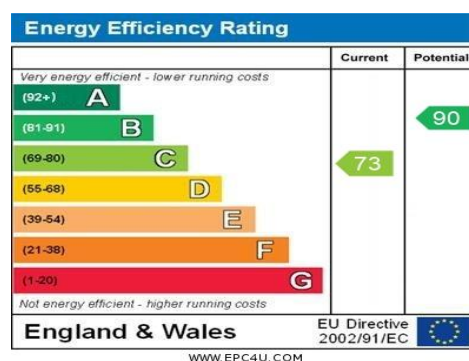
Garage in Nearby Block

Off Road Parking



Total floor area 80.8 m² (870 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



Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cooksleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

