

## 43 Manston Road, Mount Pleasant, Exeter, EX1 2QA



A spacious three bedroom bay fronted terrace property situated in a popular Mount Pleasant location, within easy walking distance to the City centre and local amenities. The accommodation benefits from an entrance hall, lounge, dining room, large kitchen breakfast room, lean to, three first floor bedrooms, family bathroom and an enclosed rear garden. Viewing is highly recommended.

**Offers in the Region of £325,000    Freehold    DCX02230**

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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 Hallway

Accessed via a uPVC front door, doors to the lounge, dining room, kitchen/breakfast room, stairs to the first floor landing, dado rail and a radiator.

### Lounge 13' 1" x 10' 11" (3.990m x 3.337m)

Front aspect uPVC double glazed window, feature fireplace with wooden mantle, coved ceiling and radiator.



### Dining Room 12' 2" x 9' 4" (3.713m x 2.833m)

Rear aspect uPVC double glazed window, feature fireplace, television point, shelving and storage cupboard, picture rail and radiator.



### Kitchen/Breakfast Room 13' 8" x 9' 5" (4.166m x 2.871m)

Rear aspect uPVC double glazed window, side aspect frosted window, fitted range of eye and base level units, stainless steel sink with a mixer tap and single drainer, part tiled walls, roll edged work surfaces, electric cooker point, further appliance space, brick fireplace, wall mounted boiler, understairs storage cupboard, seating area, Door to the the lean to.



### Lean To 8' 6" x 4' 6" (2.579m x 1.381m)

Rear aspect uPVC double glazed window, door to the rear garden, tiled flooring and a radiator.

### First Floor Landing

Doors to bedroom one, bedroom two, bedroom three, bathroom, access to the loft void above and wardrobe with hanging space and shelving.

### Bedroom One 14' 7" x 11' 3" (4.438m x 3.437m)

Twin front aspect uPVC double glazed windows, feature fireplace and radiator.



### Bedroom Two 12' 2" x 9' 2" (3.720m x 2.803m)

Rear aspect uPVC double glazed window and radiator.



### Bedroom Three 8' 0" x 9' 3" (2.441m x 2.832m)

Rear aspect uPVC double glazed window, shelving and radiator.



### Bathroom

Side aspect uPVC frosted double glazed window, three piece suite comprising a panel enclosed bath with a hand held shower above, low level WC, wash hand basin with a mixer tap, extractor fan, part tiled walls, heated towel rail.



### Garden

Enclosed rear garden with a paved seating area, outbuildings and wooden shed.



TOTAL: 116.2 m<sup>2</sup> (1,251 sq.ft.)

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