

- 🏠 Fully Modernised Though Out And A Must View
- 🏠 Three Bedroom Family Home
- 🏠 Large Kitchen Lounge Dining Room Opening On To The Rear Garden
- 🏠 Lounge With Bay Window
- 🏠 Spacious Utility Room / Office With Private Access
- 🏠 Downstairs WC
- 🏠 Luxury Bathroom Suite With Contemporary Shower Bath
- 🏠 Enclosed Rear Garden With Decked Patio And Separate Raised Decking
- 🏠 Short Walk To Local Schools And The Local Devon Dumpling Pub With Shops Also Nearby
- 🏠 Easy Access To Main Routes By Car Bus And Train



The property is approached via Stanbury Road via a path and steps leading up to the front door, which in turn provides access to the entrance hall with wood effect flooring and stairs leading to the first floor. There is a ground floor cloakroom with vanity unit with wash hand basin and concealed W.C.

The bright and spacious lounge has a UPVC double glazed bay window to front aspect. The kitchen and dining room have been opened up to create a spacious family area.

The kitchen comprises of a range of modern wall and base level kitchen units with wooden worksurfaces, enamelled single bowl double drainer sink unit, space for tall fridge/freezer, tiled splash backs, built in electric oven with electric hob and extractor fan above, along with an integrated dishwasher. In the dining area there is space for a good size table and chairs with UPVC double French doors leading to the rear garden.

From the kitchen a door leads to the utility room with two base level units and space for washing machine and tumble dryer. There are two doors providing access to the front and rear of the property.

On the first floor there are two double bedrooms and one single bedroom.

The fully tiled family bathroom comprises of a contemporary white suite with shower bath and shower unit above, low level W.C and vanity unit with wash hand basin.

A well presented, recently refurbished three bedroom semi-detached house with enclosed rear garden, on road parking, situated on the edge of Shiphay with the local Grammer school, Devon dumpling pub, train station and local shops being within walking distance, making this a highly popular location.

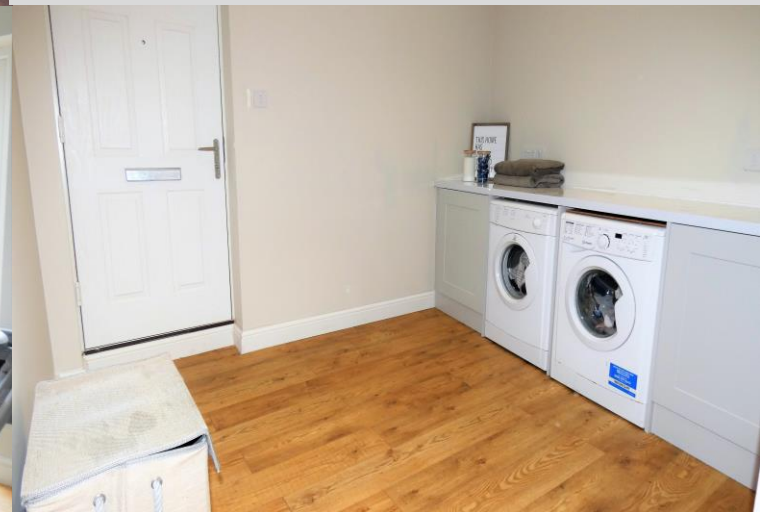


Externally to the rear there is a good size enclosed garden with a decked terrace immediately to the rear of the property which can be accessed via the French doors from the dining area. Beyond this, is a raised garden principally laid to lawn with a superb raised deck ideal for sitting out and entertaining.

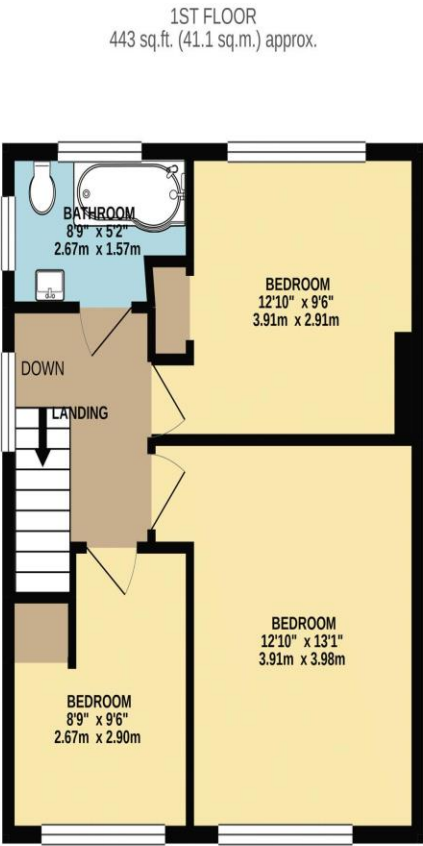
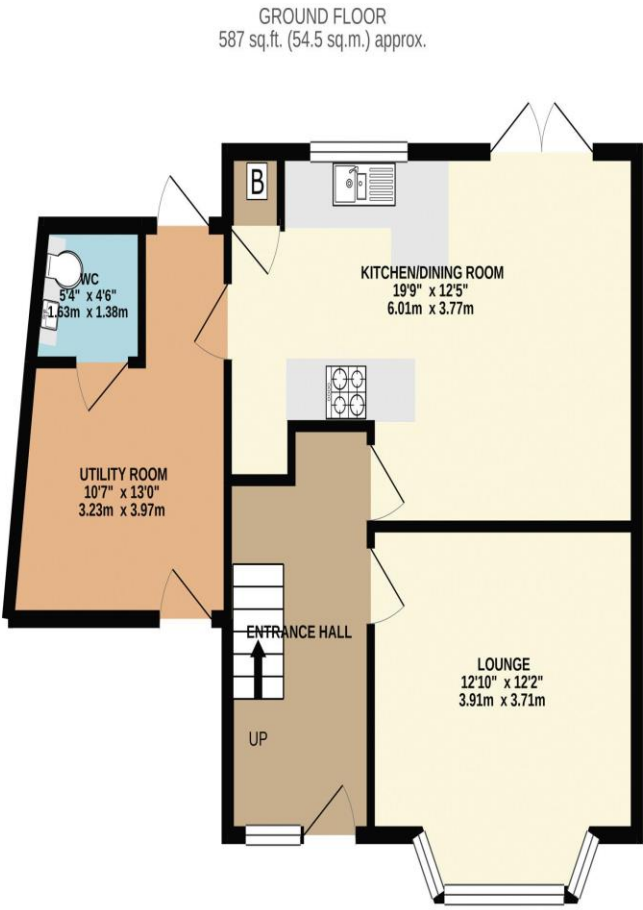
The property is immaculately presented and has been refurbished to a good standard. We would highly recommend a viewing in order to fully appreciate this extensively modernised family home.

Please note, the current vendors are in the process of completing the landscaping works to the front of the property.

Council Tax: Band B



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 1029 sq.ft. (95.6 sq.m.) approx.
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