



CITY CENTRE TWO BEDROOM terraced house located on the edge of the centre of Exeter and just a short walk to the river and Quay area. This well proportioned property is well presented throughout and benefits from Upvc double glazed windows and doors, gas central heating and modern fitted kitchen. Ideal first home or investment property.

Grendon Buildings

Exeter £165,000

West of 

Grendon Buildings Exeter £165,000

goodsized lounge/dining room | modern fitted kitchen | downstairs bathroom |
two double bedrooms | small outside

UPVC PART GLAZED FRONT DOOR TO LOUNGE/DINING ROOM

LOUNGE/DINING ROOM

11' 5" x 10' 7" (3.48m x 3.23m) Attractive room with Upvc double glazed window to front aspect. Coved ceiling. Central heating radiator. TV and telephone points. Open arch to kitchen.

KITCHEN

10' 7" x 10' 7" (3.23m x 3.23m) (max) Modern fitted kitchen in light wood effect finish with range of base, drawer and wall units. Worktop with tiled surround and inset stainless steel sink. Integral stainless steel electric oven and hob with cooker hood over. Useful understairs area with matching worktop and space and plumbing for washing machine and further appliance. Central heating radiator. Stairs to first floor. Upvc part glazed door to courtyard area. Doorway to inner lobby.

INNER LOBBY

Coat hanging space. Door to bathroom.

BATHROOM

6' 7" x 5' 6" (2.01m x 1.68m) Upvc double glazed window to side aspect. Pastel coloured suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround and mixer tap with shower head attachment. Central heating radiator.

FIRST FLOOR

STAIRS/LANDING

Stairs from kitchen to first floor landing. Doors to bedrooms.

BEDROOM 1

11' 0" x 9' 10" (3.35m x 3m) (max) Spacious double bedroom with Upvc double glazed window to front aspect. Double doors to fitted wardrobe complete with hanging rail and shelving. Central heating radiator. Hatch to pull-down ladder to part boarded loft space.

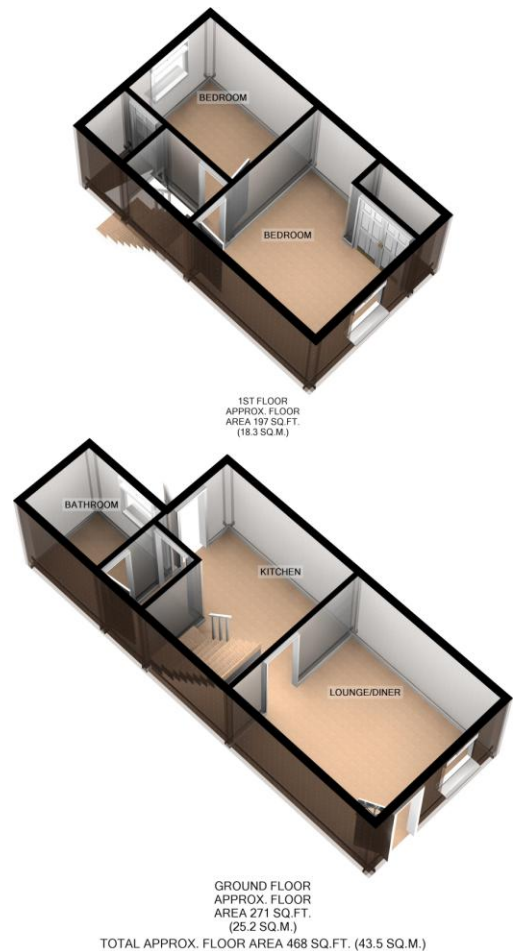
BEDROOM 2

8' 11" x 8' 1" (2.72m x 2.46m) Upvc double glazed window to rear aspect. Central heating radiator. Door to airing cupboard housing gas combi boiler.

OUTSIDE

REAR

Small fully enclosed courtyard area. Outside light.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2018

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
69	72	65	68

Very energy efficient - lower running costs

Very environmentally friendly - lower CO₂ emissions

Not energy efficient - higher running costs

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd, Reg. no. 07121967