



Semi-Detached FAMILY home

This beautifully presented three bedroom home set in one of Exeter's most sought after areas. It offers a modern kitchen, a welcoming dining and family space, a comfortable sitting room, three well-proportioned bedrooms and a contemporary bathroom. The property enjoys a spacious rear garden, lovely views across the city and the added benefit of a garage with driveway parking for 2 cars

9 Berkshire Drive | Exeter | EX4 1NE



thoroughly good property agents



PROPERTY TYPE

Semi-Detached House



SIZE

959 sq ft



LOCATION

City



AGE

1970s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

73 C



COUNCIL TAX BAND

D



in a nutshell...

- 3 Well-Appointed Bedrooms
- Modern Kitchen
- Dining Room/Family Room
- Contemporary Bathroom
- Spacious Rear Garden with Side Access
- Garage & Off Road Parking
- Lot's of Natural Light Throughout
- Sought After Area in Exeter
- Pleasant Views of the City





the details...

Paved steps rise from the driveway to the front door, which opens into a spacious entrance hallway where stairs lead to the first floor and a useful cupboard beneath provides handy storage. From here, practical laminate flooring continues through to the modern open plan kitchen and the inviting dining and family space.

The kitchen is finished with elegant gloss white units and matching wall cabinets. It includes an integrated fridge freezer, electric oven, induction hob, extractor, dishwasher, washer drier and a contemporary mixer tap. This space then opens into a well thought out extension with room for a dining table or a sofa, and French doors that lead directly out to the rear garden. It creates a practical and sociable area that works beautifully for family life or everyday living.

Completing the ground floor is the generous sitting room, which is carpeted and can be accessed through double doors from the dining space or directly from the entrance hallway. This room enjoys a large picture window overlooking the front garden and flooding the room with natural light.



what the owner loves most...

“The property is bright and airy and lovely on a summers day when the french doors are open”



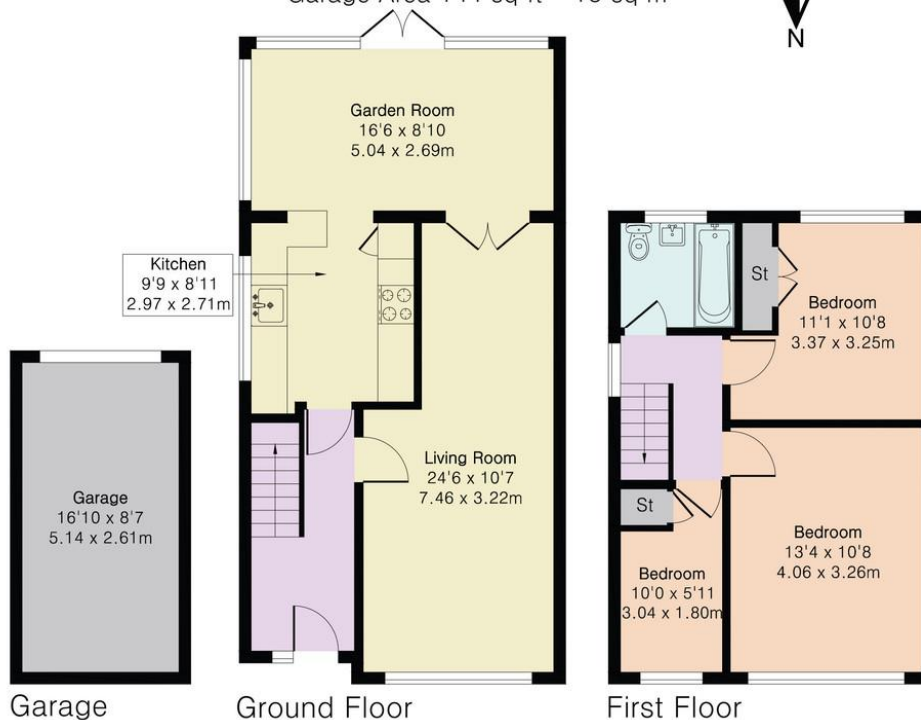
the floorplan...

**Approximate Gross Internal Area 959 sq ft - 90 sq m
(Excluding Garage)**

Ground Floor Area 554 sq ft – 52 sq m

First Floor Area 405 sq ft – 38 sq m

Garage Area 144 sq ft – 13 sq m



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complete.

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bear in mind...

This property has a complete upper chain, giving piece of mind that there are no unexpected surprises after offering!



the location...

Stairs rise to the first floor landing, where a window frames lovely views over the city and brings extra natural light into the space. The layout offers three comfortable bedrooms. The master bedroom is a well-appointed double with plenty of space for at least a double bed and enjoys an outlook over the front of the property. The two additional bedrooms are light and airy, both benefiting from built-in cupboards and peaceful views over the rear garden. The final room on the first floor is the family bathroom, thoughtfully appointed with vinyl flooring, a tiled bath with shower over, WC, wash basin and a heated towel rail.

Outside, the south facing rear garden offers plenty of space, with a patio that wraps around the property and provides ample room for garden furniture. There is also an area of lawn and a useful garden shed. A side gate offers alternative access and leads to the driveway in front of the single garage, where there is parking for 2 cars. To the front of the property, the garden is laid to lawn and bordered by mature plants and shrubs.

Tenure - Freehold
Council Tax Band D





Need a more complete picture? Get in touch with your local branch...

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