

## 20 West View Terrace, Exeter, EX4 3BP



A stunning and characterful three bed terraced property which has been tastefully upgraded by the current owners. Located in the heart of the City Centre, 20 West View Terrace is situated within a conservation area and boasts attractive period features. The deceptive accommodation comprises of entrance hall, lounge, kitchen, utility room, one first floor bedroom and bathroom, and two further bedrooms on the second floor. Outside you have a private enclosed courtyard great for entertaining.

**Offers in the Region of £325,000      Freehold      DCX01363**

# 20 West View Terrace, Exeter, EX4 3BP

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 Hall

Accessed via uPVC part glazed front door. Door to Lounge and Kitchen. Stairs to first floor landing. Stripped wood flooring. Radiator.



### Lounge 10' 9" x 9' 10" (3.275m x 2.991m)

Front aspect uPVC double glazed sash windows. Fire place with wooden mantle and surround. Television point. Stripped wooden floor. Radiator.



### Kitchen 11' 2" x 9' 7" (3.391m x 2.921m)

Rear aspect uPVC double glazed sash window. Fitted range of eye and base level units with Belfast style 1.5 sink and drainer. Roll edge work surfaces. Integrated oven and hob with extractor above. Further appliance space. Under stairs storage cupboard. Part-tiled walls. Part-glazed uPVC door leads to utility room.



### Utility room 5' 11" x 4' 3" (1.811m x 1.302m)

Side aspect part-glazed door leading to rear garden. Space and plumbing for washing machine. Spot lights.

### First Floor Landing

Rear aspect uPVC double glazed window. Doors to Bedroom One and Bathroom. Storage cupboard with shelving. Turning staircase to second floor.

### Bedroom One 13' 11" x 9' 11" (4.253m x 3.027m)

Front aspect uPVC double glazed sash window. Wooden mantle piece. Stripped wooden floor. Radiator.



## Bathroom

Rear aspect uPVC frosted double glazed sash window. Four piece white suite comprising fully enclosed shower cubicle, low level WC, panel enclosed bath with mixer tap and hand-held shower, pedestal wash hand basin with mixer tap. Heated towel rail. Part-tiled walls.



## Second Floor Landing

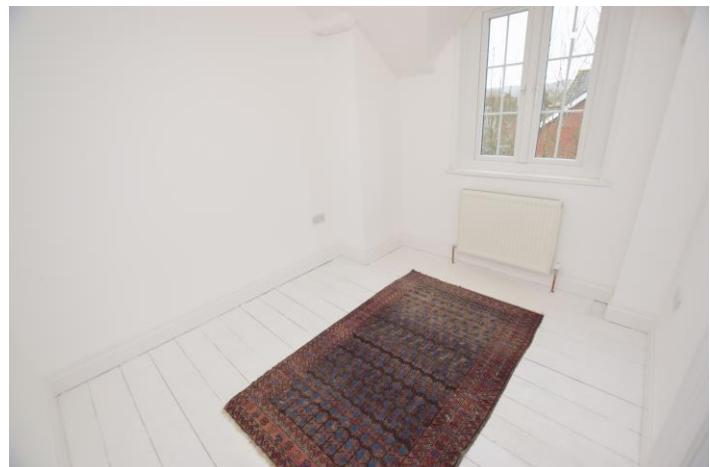
Rear aspect uPVC double glazed window. Doors to Bedrooms Two and Three. Access to roof void. Radiator.

## Bedroom Two 14' 1" x 9' 9" (4.292m x 2.965m)

Front aspect uPVC double glazed window. Wooden mantle. Stripped wood flooring. Radiator.



**Bedroom Three 9' 11" x 8' 7" (3.026m x 2.607m)**  
Rear aspect upVC double glazed window. Stripped wood floor. Radiator.



## Rear Garden

Enclosed rear garden, mainly laid to shingle with shrub borders. Paved seating area. Covered storage area.



## Additional Information

EPC D Score of 56.

## Council Tax Band C



## Energy performance certificate (EPC)

|   |  |                                      |
|---|--|--------------------------------------|
| 20 WEST VIEW TERRACE<br>EXETER<br>EX4 3BP | Energy rating<br><b>D</b>                              | Valid until:<br><b>15 March 2031</b> |
|   | Certificate number:<br><b>0320-2070-9070-2599-5401</b> |                                      |

### Property type

Mid-terrace house

### Total floor area

79 square metres

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.

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