

## 5 Edwards Court, Exeter, EX2 7RL



A well presented modern townhouse with accommodation spread over three floors. This perfect family home is situated in a very sought after development with good access in and out of the City. The spacious accommodation benefits from an entrance hall, lounge, kitchen, three bedroom, dressing room, en-suite shower room, family bathroom, enclosed rear garden, garage and off road parking. Viewing is highly recommended.

**Asking Price £300,000 Freehold DCX02413**

# 5 Edwards Court, Exeter, EX2 7RL

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

Access via part frosted front doors with access to the kitchen, door to the lounge, turning staircase to first floor landing, cove ceiling and radiator.

### Kitchen 10' 7" x 9' 3" (3.237m x 2.832m)

Front aspect uPVC double glazed window. Beautifully fitted range of eye and base level units with sink and and half with mixer tap and single drainer. Granite effect work surfaces, double oven with gas hob with extractor fan above, plumbing for washing machine, further appliance space. Radiator and concealed wall mounted boiler.



### Lounge 14' 8" x 13' 4" (4.464m x 4.058m)

Rear aspect uPVC double glazed window and double glazed doors lead to the rear garden. Understairs storage cupboard, television point, telephone point, seating area, cove ceiling and radiator.



### First Floor Landing

With doors to bedroom two, bedroom three and bathroom. Turning staircase to second floor landing.

### Bedroom Two 13' 4" x 8' 4" (4.067m x 2.534m)

Twin front aspect uPVC double glazed windows. Radiator.



### Bedroom Three 13' 4" x 10' 9" (4.068m x 3.282m)

Twin rear aspect uPVC double glazed windows. Television point and radiator.



### Bathroom

Three piece white suite comprising panel enclosed bath, low level WC, pedestal wash hand basin with mixer tap, part tiled walls, shower point, extractor fan spotlighting and radiator.



### Second floor Landing

With built in storage cupboard and door through to bedroom one.

### Bedroom One 11' 9" x 10' 8" (3.589m x 3.239m)

Front aspect uPVC double glazed window. Built in wardrobes with hanging space and shelving, access to loft void above, radiator and door through to dressing room.



### Dressing Room 8' 10" x 4' 0" (2.694m x 1.228m)

Rear aspect Velux window and radiator. Door through to En-suite shower room.



### En-Suite

Rear aspect Velux window. Three piece suite comprising fully enclosed shower cubicle, low level WC, pedestal wash hand basin, part tiled walls, shaver point, extractor fan and radiator.



### Rear Garden

Private enclosed low maintenance rear garden with large paved seating area. Outside tap.



### Garage

In nearby Block

### Off road parking

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.

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