



WHITTON & LAING

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Berkshire Drive
Exeter
EX4 1NE

Guide Price
£230,000 to £240,000

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In brief...

- A WELL POSITIONED SEMI-DETACHED HOUSE WITH LOVELY OUTLOOKS
- THREE BEDROOMS, PRINCIPAL WITH WONDERFUL VIEWS ACROSS THE CITY
- NEEDING MODERNISATION BUT FANTASTIC POTENTIAL
- GOOD SIZED SITTING ROOM OVERLOOKING THE FRONT GARDEN
- SEPARATE DINING ROOM & KITCHEN WITH ACCESS OUT TO REAR GARDEN
- EASILY MANAGED GARDENS, GARAGE & AMPLE PARKING
- DOUBLE GLAZED & SOME ELECTRIC HEATING
- NO ONWARD CHAIN
- COUNCIL TAX BAND 'D' EPC = E
- FREEHOLD REF: DWE07000



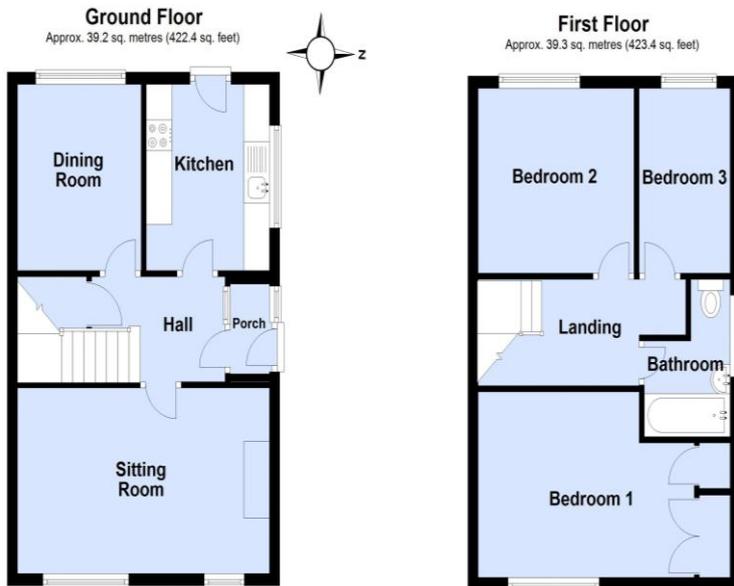
In more detail....

This is an excellent opportunity to purchase a light and well proportioned three bedroom semi-detached house, in a sought after convenient location on the western side of Exeter. Enjoying an elevated outlook with lovely views over Exeter. The property is available with no onward chain and is available for immediate occupation. The accommodation is neat and tidy but it is now a little outdated, nonetheless there is enormous potential for modernisation and enhancement and as a result great scope for the creation of a great home in a great spot. On the ground floor there is an enclosed porch with door leading to the entrance hall. From here there is access to the good sized sitting room that overlooks the front garden. Also from the hall there is a door to the dining room which overlooks the rear garden and also a kitchen which has a door leading out to the rear garden. On the first floor there is a landing and door to all three bedrooms. The principal bedroom at the front has fantastic views across the city and the other two bedrooms look out over the rear garden. Also upstairs there is a bathroom which has a bath, wash basin and w.c.

Outside there is a driveway approach via wrought iron gates which provides parking for 3 cars or more and leads to the single garage. There is a garden at the front which is grassed and has some shrubs etc. At the rear there is an enclosed garden area which is level and has a number of shrubs and bushes but currently is a little overgrown.

Directions:

Travelling from the city centre proceed over Exe Bridges and follow the directions for St Thomas into Cowick Street - B3212. Proceed underneath the railway bridge and along past the shopping area continuing to the traffic lights at the bottom of Dunsford Hill. Proceed straight across into Dunsford Road and take the second turning on the right and then immediately left into Dunsford Gardens. Proceed for a short distance turning right into Dorset Avenue and then take the third turning left into Berkshire drive. Continue into Berkshire drive and take the second turning left into the small cul-de-sac and the house being sold is straight ahead.



Total area: approx. 78.6 sq. metres (845.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.
Plan produced using PlanUp.

Accommodation:

Entrance Porch:

Entrance Hall:

Sitting Room:
16' 2" x 9' 10" (4.92m x 2.99m)

Dining Room:
10' 0" x 7' 10" (3.05m x 2.39m)

Kitchen:
9' 10" x 7' 10" (2.99m x 2.39m)

First Floor Landing:

Bedroom 1:
14' 0" x 10' 0" (4.26m x 3.05m)

Bedroom Two:
10' 0" x 9' 10" (3.05m x 2.99m)

Bedroom Three:
10' 0" x 6' 0" (3.05m x 1.83m)

Bathroom:

Outside:

*Garage & off street parking
Front and rear gardens*

The location...

We are delighted to offer the opportunity to purchase this well positioned semi-detached 3 bedroom house situated in a well regarded residential location with good access to the local amenities, the property is within walking distance of a wide range of shops within Cowick Street and the local retail park. The house enjoys some expansive views from the front across the city and from the rear over its own garden. The historic quayside is also nearby, and there is a frequent local bus service travelling to and from Exeter City. There are local primary schools and a secondary school. Dunsford Road also benefits from excellent road links out to the 'A' roads and M5 intersection and coastal routes. It is also remarkably close to the countryside on the edge of the city, literally about 2 minutes by car!



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Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

More details from...

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