



Latimer Road, Exeter, EX4 7JP

A three-bedroom semi-detached house with tremendous potential to create a special home, with a large plot, two receptions, off-road parking and garage all located at the end of a private cul-de-sac.

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Description:

Exeter is a vibrant small city that really packs a punch with its many restaurants, shops, pubs, bars and historical sights. The rest of the country is easily accessible from Exeter due to its many transport links including two train lines to London (London Paddington 120 minutes), Exeter airport and the M5 motorway.

Ground floor:

The property is located at the end of a quiet cul-de-sac. The front door is accessed via the large front garden. The good size sitting room is located at the front of the property with feature brick fireplace with gas fire and large window overlooking the front aspect.

The dining room is in the middle of the ground floor with plenty of space for a large dining table set and direct access to the conservatory and kitchen.

The kitchen comprises of white wall and base storage units, blue work surfaces with integral sink/drainers with further space for a standalone fridge/freezer, cooker, dishwasher and washing machine.

The conservatory is located at the rear of the property and offers a flexible space with direct access to the private rear garden.

First floor:

Bedroom one is a large double room with built-in wardrobe and a window overlooking the front aspect.

Bedroom two is also a double, located to the rear of the property with a window overlooking the rear garden. Bedroom three is located at the rear of the property with a window overlooking the front aspect.

The bathroom comprises of a W/C, wash basin and bath with stand over shower.

Outside:

The property is located on a very large plot with plenty of flexible space. The south-facing rear garden is currently designed to be very low maintenance, however there is huge scope to create a brilliant space for any preference.

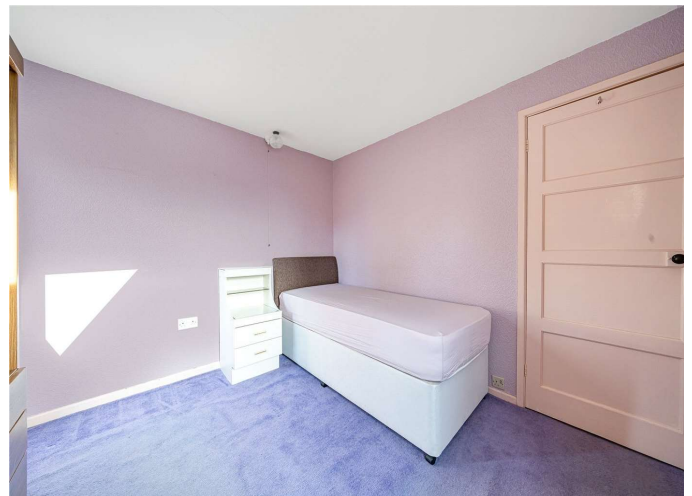
At the front of the property there is a private front garden, large off-road parking area and a garage.

Agents note:

We currently await a grant of probate.

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use Thirdfort to undertake automated ID verification, AML compliance and source of funds checks. A charge of £10 is levied for each verification undertaken.



At a glance....

- Three bedrooms
- Semi-detached
- Two reception rooms
- Conservatory
- Tremendous potential
- End of a quiet cul-de-sac
- No onward chain
- Large plot.

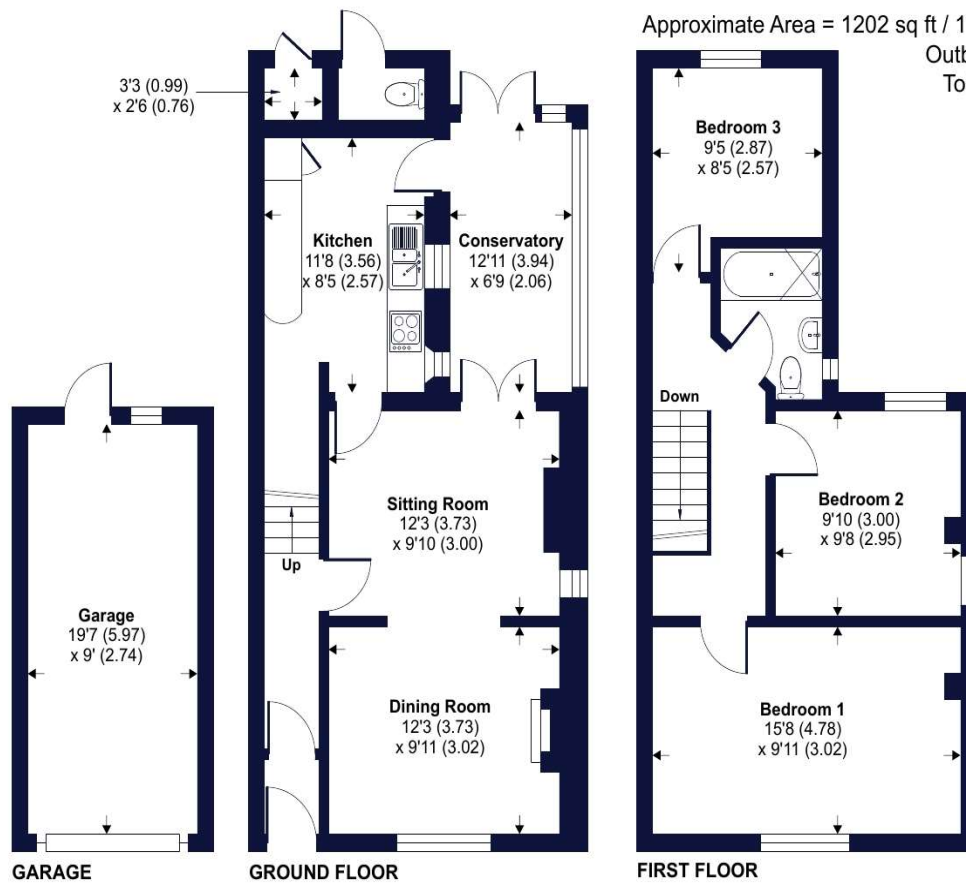
PROPERTY INFORMATION:

- Freehold
- Council tax Band: C
- Services:
Mains electric, gas, water and drainage.

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Approximate Area = 1202 sq ft / 111.6 sq m (includes garage)
 Outbuilding = 19 sq ft / 1.7 sq m
 Total = 1221 sq ft / 113.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Winkworth. REF: 951837



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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