



Rugby Road, Exeter, EX4 1BH

£310,000

A lovely well presented three bedroom Victorian terrace situated in the sought after location of St Thomas in a quiet residential cul-de-sac.

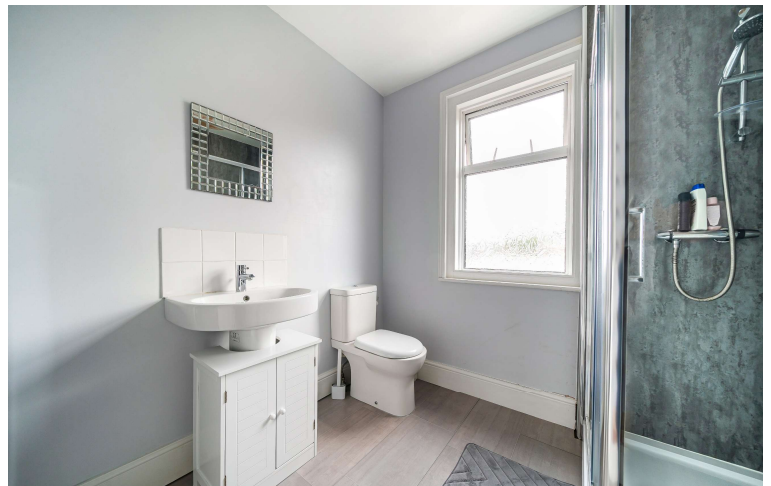
Winkworth

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Description:

The property benefits from a modern open plan fitted kitchen/dining room, sitting room, bathroom, three bedrooms with low maintenance rear courtyard garden with gate giving access to the service lane. The property is well positioned in the heart of St Thomas and with close proximity to St Thomas Pleasure Ground, local shops, doctors surgery, schools, good bus and rail links and close to Exeter City Centre and historic quayside.

The Property:

Front door to.....

Entrance Hall: Stairs to first floor landing, radiator, doors to...

Sitting Room: A good sized room, coving, double glazed bay window to the front aspect, radiator.

Kitchen/Dining Room: Understairs storage cupboard, windows to the rear aspect, a selection of wall and base units with worktop over, integrated electric oven, electric induction hob with extractor over, stainless steel sink with mixer tap, integrated dishwasher, room for a fridge freezer. Double glazed windows to the rear, door through to the utility/garden room, radiator.

Garden Room: Power sockets, large windows with door out to the patio garden.

First Floor: Loft access, doors to....

Bedroom One: A good sized double, feature fireplace, double glazed bay window to the front aspect, radiator.

Bedroom Two: Another double bedroom, feature fireplace, double glazed window to the rear aspect, radiator.

Bedroom Three/Study: Perfect for a nursery or office, window to front aspect, radiator.

Bathroom: Low level WC, shower with shower panels, heated towel rail, obscure double glazed window to the side aspect.

Outside: To the rear of the property is a fully enclosed low maintenance patio garden, garden tap, gate providing handy rear gate onto the service lane



At a glance....

Three Bedroom Mid Terrace
Large Kitchen/Dining Room
Sitting Room
Shower Room
Three Bedrooms
Quiet Location
Gas Central Heating
Utility/Garden Room
Permit Parking Available

PROPERTY INFORMATION:

Freehold
Council Tax Band: B
Mains Electric, Gas, Water and Drainage

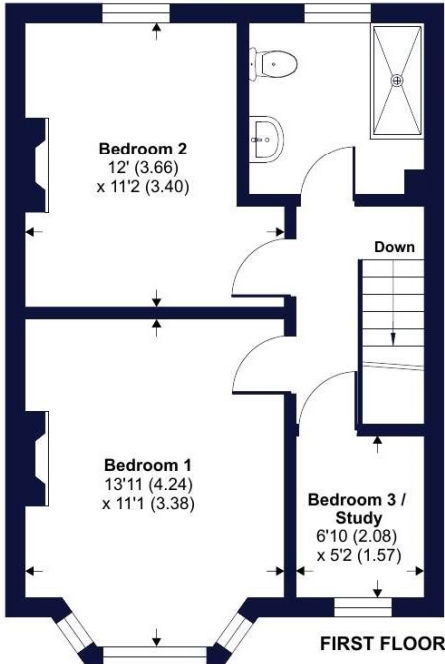
Mobile signal: Several mobile networks currently showing as available at the property

Broadband: Ultrafast Broadband , download speed – 1000 - 220 Mbps

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Approximate Area = 944 sq ft / 87.7 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 2024. Produced for Winkworth. REF: 1158136



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	80
E (39-54)	66
F (21-38)	
G (1-20)	
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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