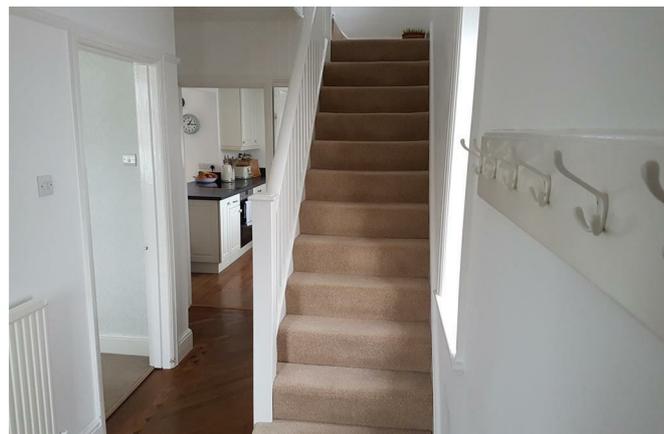




4 Mayfield Road, St. Loyes, Exeter, EX2 5HH
Guide Price £335,000

A popular family home situated in this cul-de-sac location, well situated for the city and RD&E hospital along with major road links both in and out of the city. The accommodation briefly comprises hallway, living room, large kitchen/dining room, utility room, downstairs cloakroom, three bedrooms and large modern bathroom. Other benefits include gas central heating and UPVC double glazing. Outside there are gardens to the front and rear along with private off road parking.



01392 459922
www.weekesesateagents.co.uk



UPVC double glazed front door with coloured leaded window light. Attractive wood flooring. Doors t

Entrance hall:

Picture rail. Radiator. Stairs rising to the first floor. Original coloured leaded window to the side aspect. Under stairs storage cupboard with fitted shelving and light.

Sitting room:

14'9 into bay x 13 max (4.50m into bay x 3.96m max)

UPVC double glazed bay window with aspect to the front. Coved ceiling. Radiator. Wall lights. Cable TV point. Fitted shelving to recess. Coal effect gas fire with wood surround and mantle, tiled inset and hearth.

Kitchen/dining room:

A spacious open plan room.

Kitchen:

12 x 8'9 (3.66m x 2.67m)

Refitted with a range of modern matching wall mounted and base units. Worktops over with matching upstands. Inset single drainer sink unit with chrome mixer tap over. Inset Siemens hob with double oven under. Integrated dishwasher. Under unit lighting. UVC double glazed window with aspect to the side. Inset lights. Part glazed door to shelved larder with marble slab.

Dining room:

11'8 x 10'3 max (3.56m x 3.12m max)

UPVC double glazed doors to the rear garden. Recessed fire place. Coved ceiling. Inset lights. Contemporary radiator.

Rear lobby:

Door to the rear garden. Quarry tiled floor. Hanging and storage space. Light. Plumbing for washing machine.

WC:

Low level suite. Wash basin with tiled splash. Quarry tiled floor. Window to the rear.

First floor:

Spacious landing:

Coloured leaded window with aspect to the side. Picture rail. Hatch to loft space.



Bedroom 1:

12'6 max x 11'8 (3.81m max x 3.56m)

UPVC double glazed window with aspect to the rear. Coved ceiling. Radiator.

Bedroom 2:

11'6 x 10'8 max (3.51m x 3.25m max)

UPVC double glazed window with aspect to the front. Coved ceiling. Radiator.

Bedroom 3:

8 x 8 (2.44m x 2.44m)

UPVC double glazed window with aspect to the rear. Coved ceiling. Radiator.

Bathroom:

8'9 x 7'9 plus recess for shower (2.67m x 2.36m plus recess for shower)

Fitted with a modern matching white suite comprising low level close coupled wc. Pedestal wash basin with chrome mixer tap over. Tiled surrounds to dado height. Double end bath with chrome mixer tap/handrins over. Tiled surrounds. Large walk in shower enclose with chrome shower unit. Two UPVC double glazed windows. Heated chrome radiator/towel rail. Built in cupboard housing water cylinder.

Outside:

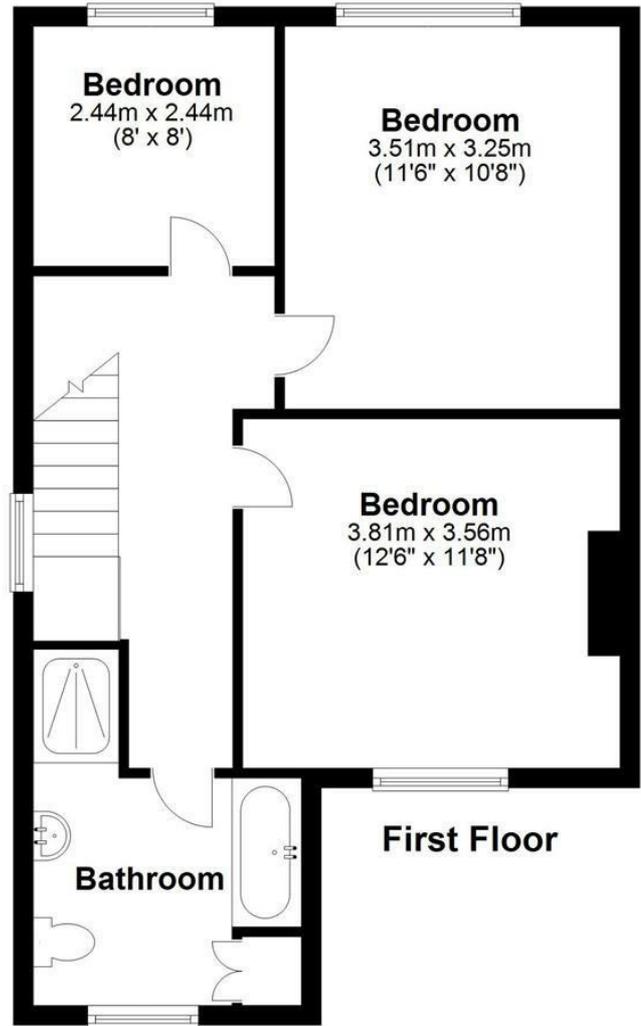
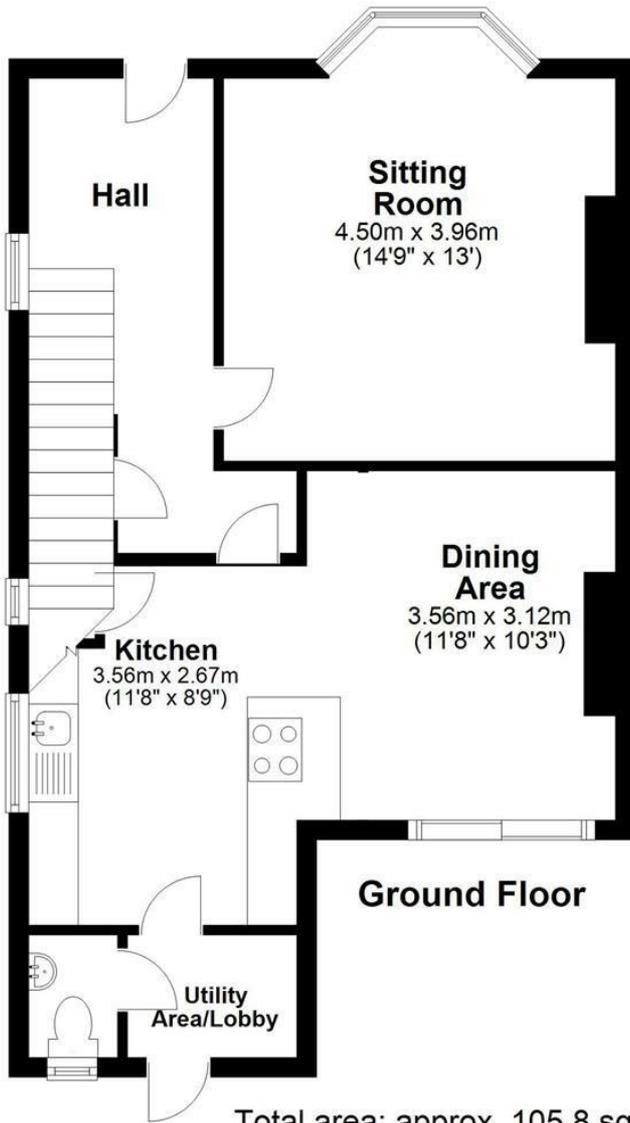
To the front of the property is a good sized level lawn with low wall and well maintained shrub beds. A wooden gate provides access to the side and rear of the property.

The rear garden is enclosed with a timber fence and laid to paving with a level lawn and raised raised beds. Large timber storage shed/workshop.

Parking: Private driveway for two cars.



4 Mayfield Road, Exeter



Total area: approx. 105.8 sq. metres (1139.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		71
	43	
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		