

STAGS

31, West Garth Road

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Exeter, Devon, EX4 5AJ

Exeter Cathedral (1.9 miles), Exeter University (1 mile)

A well-presented three-bedroom semi-detached family home with front and rear gardens, driveway parking and a single garage, offered to the market with no onward chain.

- No onward chain
- Popular residential location
- Ground floor WC
- Semi-detached
- Council tax band: D
- Driveway and single garage
- Good-sized rear garden
- Bright sitting/dining rooms
- Freehold
- EPC rating: D

Guide Price £350,000

SITUATION

31 West Garth Road is located within a popular residential area on the northern side of Exeter. The property is conveniently positioned for local amenities, schooling and public transport links, while Exeter city centre, the University campus and major commuter routes are all within easy reach. The area is well-regarded for its community feel, established neighbourhood and access to green spaces.

DESCRIPTION

This attractive semi-detached home offers well-proportioned accommodation throughout and is presented in good order, making it ideal for family living. The property benefits from excellent natural light, a modern kitchen, practical utility space and three bedrooms to the first floor. Externally, there are generous gardens to both the front and rear, driveway parking and a single garage. The property is being sold with no onward chain.







ACCOMMODATION

A welcoming entrance porch opens into the entrance hallway, which provides stairs to the first floor, an under stairs cupboard and doors to the ground floor rooms. To the left is the sitting room, a spacious and comfortable reception room with a large front-aspect window allowing light to flood the space. The sitting room opens seamlessly into the dining room, which enjoys glazed sliding doors to the rear garden and offers ample room for a dining table. At the end of the hallway is the modern kitchen, fitted with a comprehensive range of wall and base units together with a selection of integrated appliances. A door leads through to the utility room, offering additional storage and worktop space, and providing access to the ground floor WC.

On the first floor are three bedrooms, two of which are generous doubles. The third bedroom is currently used as an office, making it suitable for home working or as a single bedroom. The family bathroom comprises a matching suite with a shower over the bath.

OUTSIDE

To the front of the property is a good-sized front garden together with a driveway providing off-road parking and access to the single garage.

The rear garden is an excellent size, mainly laid to lawn and offering a pleasant outdoor space for families to enjoy. A patio area provides the perfect setting for outside dining and relaxation.

SERVICES

Utilities: Mains electric, mains water, mains gas, telephone and broadband
Drainage: Mains drainage
Heating: Gas
Tenure: Freehold
EPC: D(63)
Council tax band: D

AGENTS NOTES

Please be aware there are a number of restrictive covenants. Speak to agents for further details.

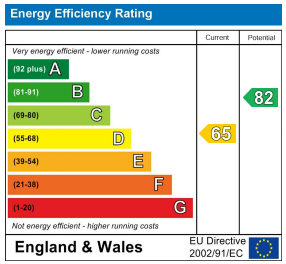






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