

STAGS

30, Herbert Road

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Exeter, Devon EX1 2UH

City Centre (1 Mile) / Polsloe Bridge Station (0.3 Miles)

A well-presented three-bedroom terraced home with off-road parking, a generous rear garden and a stylish kitchen/dining extension, conveniently located close to Exeter City Centre and the RD&E.

- No onward chain
- South facing garden
- Three bedrooms
- Popular Residential Area
- Council Tax Band C
- Off road parking
- Open plan kitchen/dining
- Bedroom one En-suite
- Easy access to city
- Freehold

Offers In Excess Of £315,000

SITUATION

Herbert Road is a quiet no-through road situated just off Pinhoe Road, within easy reach of Exeter's vibrant City Centre, approximately 1 mile away. The property is ideally located for a wide range of amenities including several schools including St Leonard's Church of England Primary School. There is also a variety of independent shops, cafés and supermarkets, as well as the Royal Devon & Exeter Hospital, all within walking distance. The city offers excellent transport connections, including mainline rail services from Exeter St Davids, access to the M5 motorway and an international airport providing both domestic and overseas flights.







DESCRIPTION

This attractive terraced home offers bright and flexible accommodation, ideal for modern family living. Period features such as the bay-fronted sitting room are complemented by a contemporary kitchen/dining extension to the rear. A second reception room provides useful additional space, while the ground floor also benefits from a modern family bathroom. Upstairs are three bedrooms, including a principal bedroom with en suite.

ACCOMMODATION

The entrance hall leads to a bay-fronted sitting room with a feature fireplace. To the rear is a modern kitchen with integrated appliances, opening into a light-filled dining area with skylights and French doors to the garden. A family bathroom completes the ground floor.

On the first floor are three bedrooms, including a generous principal bedroom with en suite, a further double bedroom and a single bedroom.

OUTSIDE

To the rear, the property enjoys a fully enclosed garden arranged over several functional areas. Immediately adjoining the house is a sun-trap patio, ideal for outdoor dining, leading onto a lawned garden. At the far end, there is a raised decking area and a substantial garden shed, providing useful storage.

To the front of the property, there is off-road parking for two vehicles, a rare and valuable feature for a property so close to the city centre.

SERVICES

Utilities: Mains electric, gas, water, drainage, telephone and broadband

Heating: Gas central heating

Tenure: Freehold

EPC: D(68)

Council tax band: C

Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom)

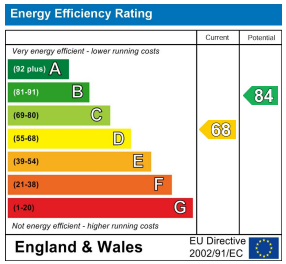






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Approximate Gross Internal Area = 87.2 sq m / 939 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1079008)