

Lakelands Drive, Exeter, EX4 2QB

£295,000

A four bedroom mid-terrace property in the location of Lakelands Drive, Exwick, Exeter. The property comprises entrance hall, living room, modern fitted kitchen, four bedrooms, bedroom two with ensuite, and family bathroom. The house benefits from front and rear gardens, driveway parking for two cars, double glazing and gas central heating.

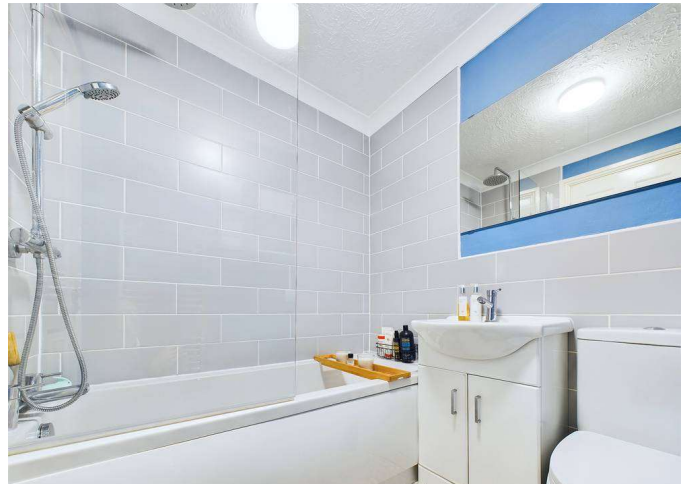
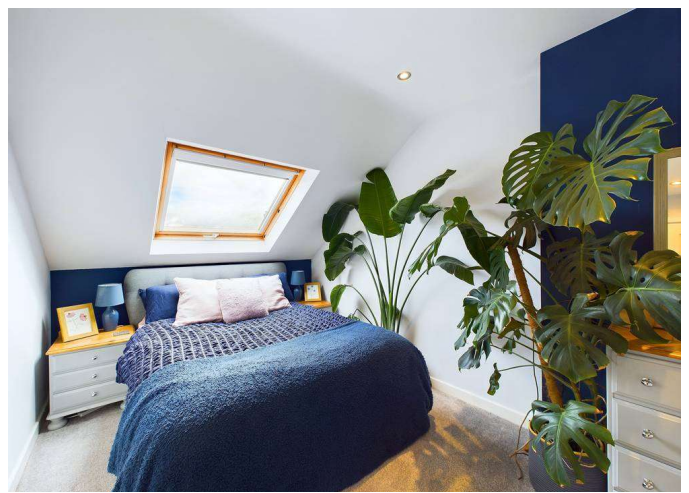
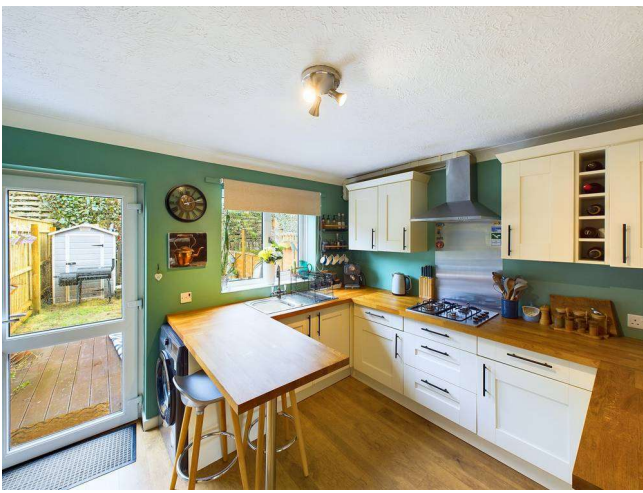
Winkworth

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Description:

Situated on a quiet cul-de-sac ideally placed for local shops, schools, train station, supermarkets and both the A30 and M5 giving easy access for commuters. Exeter city centre is also within easy access with its wide variety of shops, restaurants and the university. Viewing is highly recommended.

The Property:

Steps up to front door, double glazed door into....

Entrance hall: Single radiator, wood effect laminate flooring, stairs to first floor accommodation and door leading to....

Living Room/Dining Room: A good sized room with double glazed window to front aspect, double radiator, and door leading to....

Kitchen: Lovely modern kitchen with wall, and base units, solid oak square edge worktop, single bowl stainless steel sink with mixer tap and drainer, built in gas hob with overhead extractor fan. Integrated fridge freezer, space for washing machine, double glazed window overlooking the rear garden, door giving direct access to the rear garden, radiator.

Stairs rising to the first floor....

Landing: Radiator and stairs rising to the second floor accommodation and doors leading to:

Bedroom One: Double bedroom with double glazed window to rear aspect, radiator.

Bedroom Three: Bedroom with two double glazed windows to front aspect, built in storage cupboard, radiator.

Bathroom: Modern fitted bathroom with panelled bath with shower over, glass shower screen, chrome towel rail, basin in vanity unit, low level WC, extractor fan, heated towel rail.

Second Floor

Landing: Doors leading to....

Bedroom Two: A fantastic double bedroom with Velux window to the front aspect, spotlights, under eaves storage, radiator.

Ensuite: Modern fitted shower room with shower, low level WC, pedestal wash hand basin, extractor fan, heated towel rail UPVC obscured double glazed window to rear aspect.

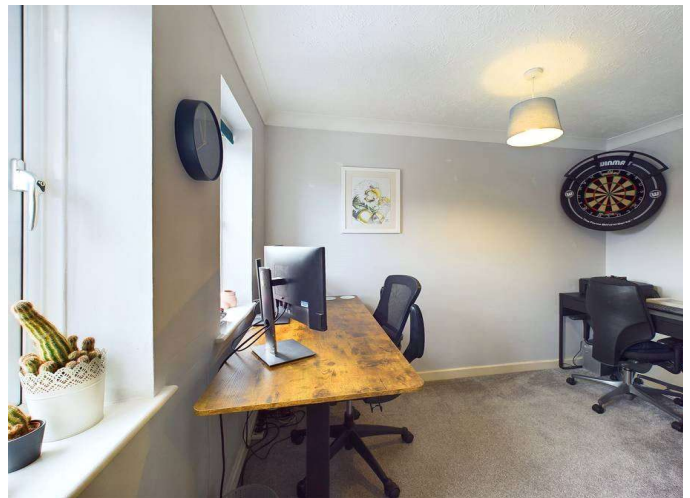
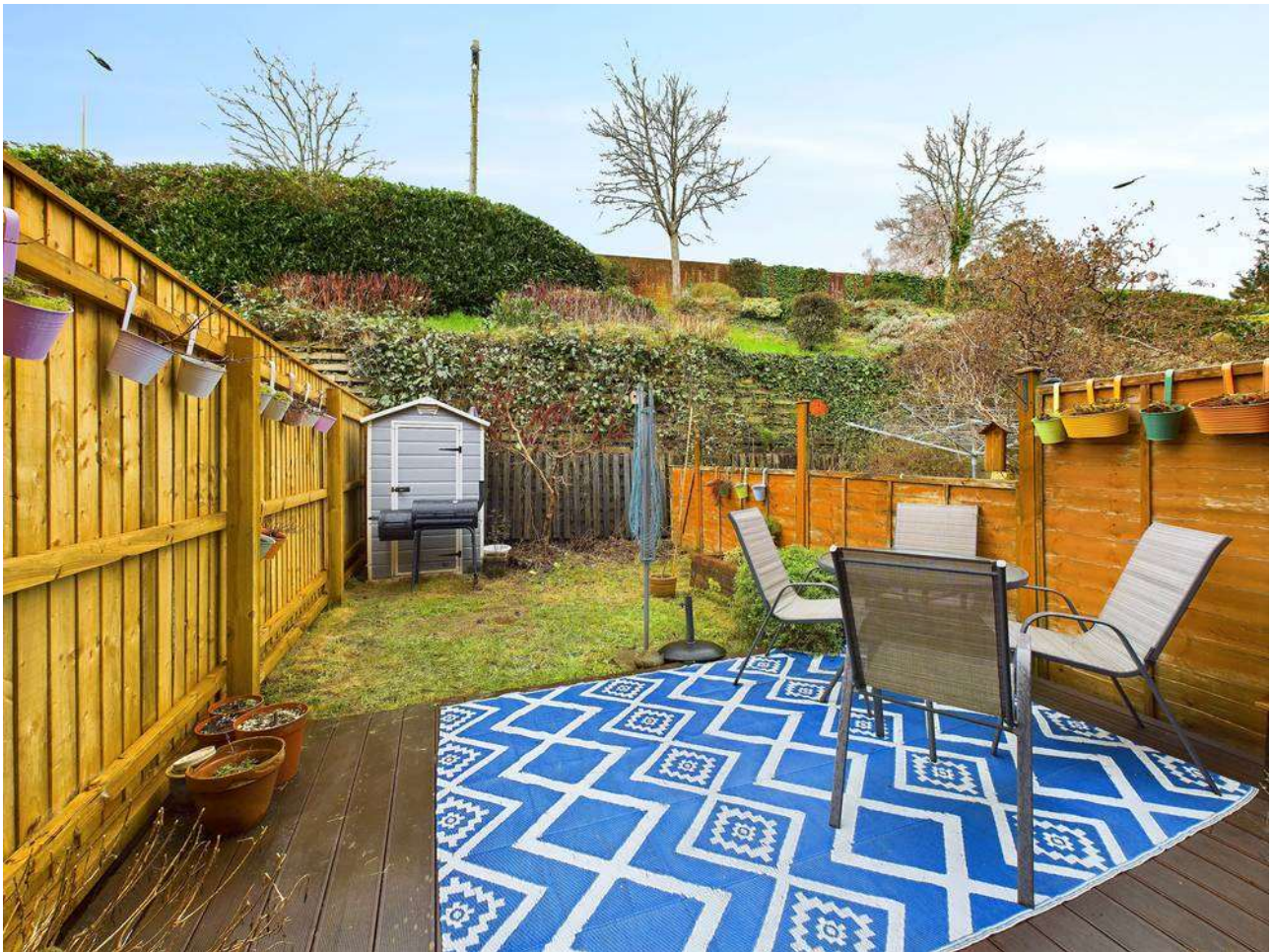
Bedroom Four/Office: Double glazed window to the rear aspect, radiator.

Outside:

The front of the property has a Tarmac driveway for two vehicles, metal storage shed, paved path leading to the front door.

Rear Garden

A well maintained garden fully enclosed by fencing with decking area, mature border with the rest mostly laid to lawn.



At a glance....

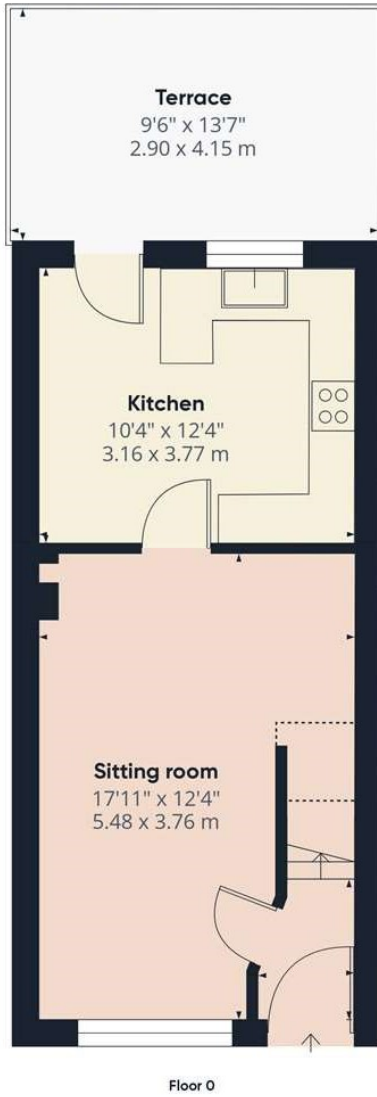
Four Bedroom Mid Terrace Home
Bedroom with En-Suite Bathroom
Modern Fitted Kitchen
Good Sized Sitting/Dining Room
Family Bathroom
Off Road Parking for Two Cars
Close to Exeter St Davids Station
Great Location

PROPERTY INFORMATION:

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

Broadband: Ultrafast. Approximately download speed 1800 Mbps and Upload speed 220 Mbps.

Mobile Signal: Several networks currently showing as available at the property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	61	
(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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