



Vaughan Rise, Exeter, EX1 3UD

£255,000

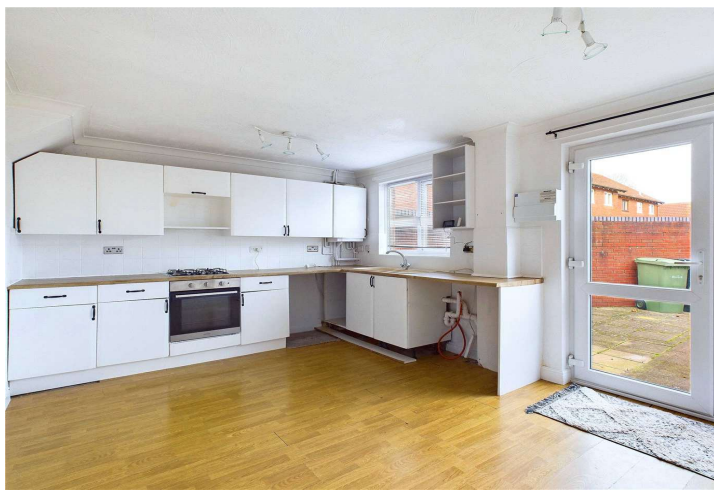
This charming and well presented three bedroom mid terrace home is ideally located in a sought after residential area of Exeter. Perfect for first time buyers or small families, this property combines comfortable living with modern convenience.

Winkworth

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Description

This charming and well presented three bedroom mid terrace home is ideally located in a sought after residential area of Exeter. Perfect for first time buyers or small families, this property combines comfortable living with modern convenience.

Inside

The ground floor features a spacious sitting room, providing a bright and welcoming space to relax or entertain. The modern kitchen/diner at the rear of the property is a fantastic hub for family meals and gatherings, with ample room for both cooking and dining. Upstairs, the property offers three well proportioned bedrooms, each providing comfortable and versatile living spaces, and a family bathroom fitted with modern fixtures.

Outside

The property benefits from a private outdoor space, offering the perfect area for relaxation or entertaining during the warmer months. The garden provides an excellent extension of the living space and is ideal for families or those who enjoy outdoor living. On street parking is available nearby.

Location

Situated in the popular area of Exeter, this home is within easy reach of local amenities, schools, and public transport links. Its convenient location offers excellent access to the city centre as well as the surrounding countryside.

Material Information

Council Tax – Band B

Tenure – Freehold

Utilities – Mains Water, Gas and Electricity

Parking – Off Street Parking

Broadband – Full Fibre Broadband Available

Mobile Signal - Coverage may be limited with certain providers



Key Features

Sitting Room: A bright and inviting space, perfect for relaxing and entertaining.

Kitchen/Diner: A well proportioned modern kitchen/diner, ideal for family meals and gatherings.

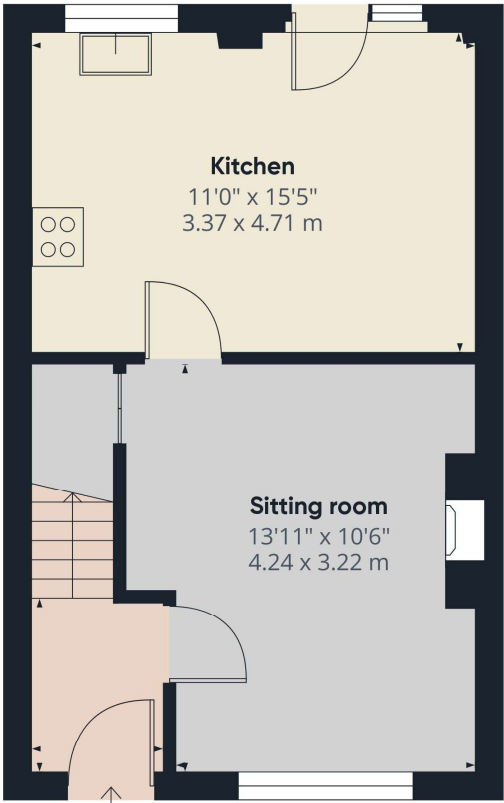
Bedrooms: Three good sized bedrooms providing comfortable living space.

Bathroom: A family bathroom with modern fittings.

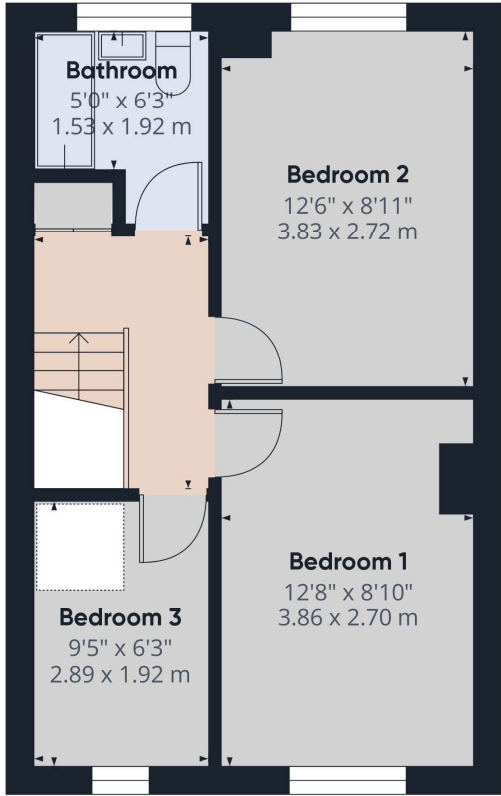
Garden: Private outdoor space, ideal for relaxation or entertaining.

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Floor 0



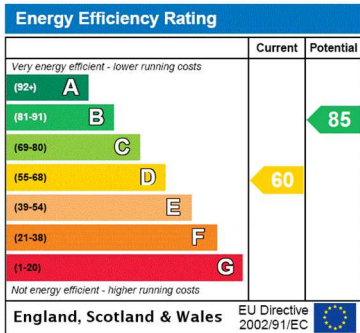
Floor 1

Approximate total area⁽¹⁾
/29.15 ft²
67.74 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

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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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