



11 TELFORD ROAD, EXETER, EX4 4BQ



A well presented double bay fronted, mid terrace period house. All of the rooms are good sizes, living room with bay window, modern kitchen/dining room, garden with patio area with back gate. On the first floor there is a large double bedroom with bay window and a second double bedroom and modern bathroom. A fantastic investment or family home.

at a glance...

- Well Presented Mid Terrace Home
- 2 Double Bedrooms
- Family Bathroom
- Kitchen /Dining Room
- Sitting Room
- Lovely Period Features
- Walled Garden with Gate
- Sought After Location
- Short Walk to Exeter St David & Exeter University & College
- Utilities
 - Gas Central Heating, Mains Drainage, Electric & Water
 - Council Tax Band B

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The accommodation;

Newly fitted front door through to the entrance hall.

Very pleasant sitting room with double glazed bay window, original wooden flooring, built in shelving, picture rail and a beautiful renovated fire place and hearth.

Large kitchen/dining room, modern wall and base units, gas hob with extractor over, electric oven, stainless steel sink with mixer tap, space for fridge/freezer and dishwasher. Large cupboard under the stairs with new consumer unit. Double glazed door giving access to the rear garden & utility area.

Stairs up to the master bedroom with double glazed bay widow, fitted cupboards with hanging rail and cupboard over, picture rail, original fireplace.

Bedroom two is another good size, built in cupboards, original fireplace, picture rail, double glazed window with views over rear garden.

Bathroom with modern white suite comprising of a panelled bath with shower over and glass screen, low level WC, pedestal wash hand basin, wall mounted mirrored cupboard, heated towel rail. Cupboard housing the Worcester boiler, double glazed window:

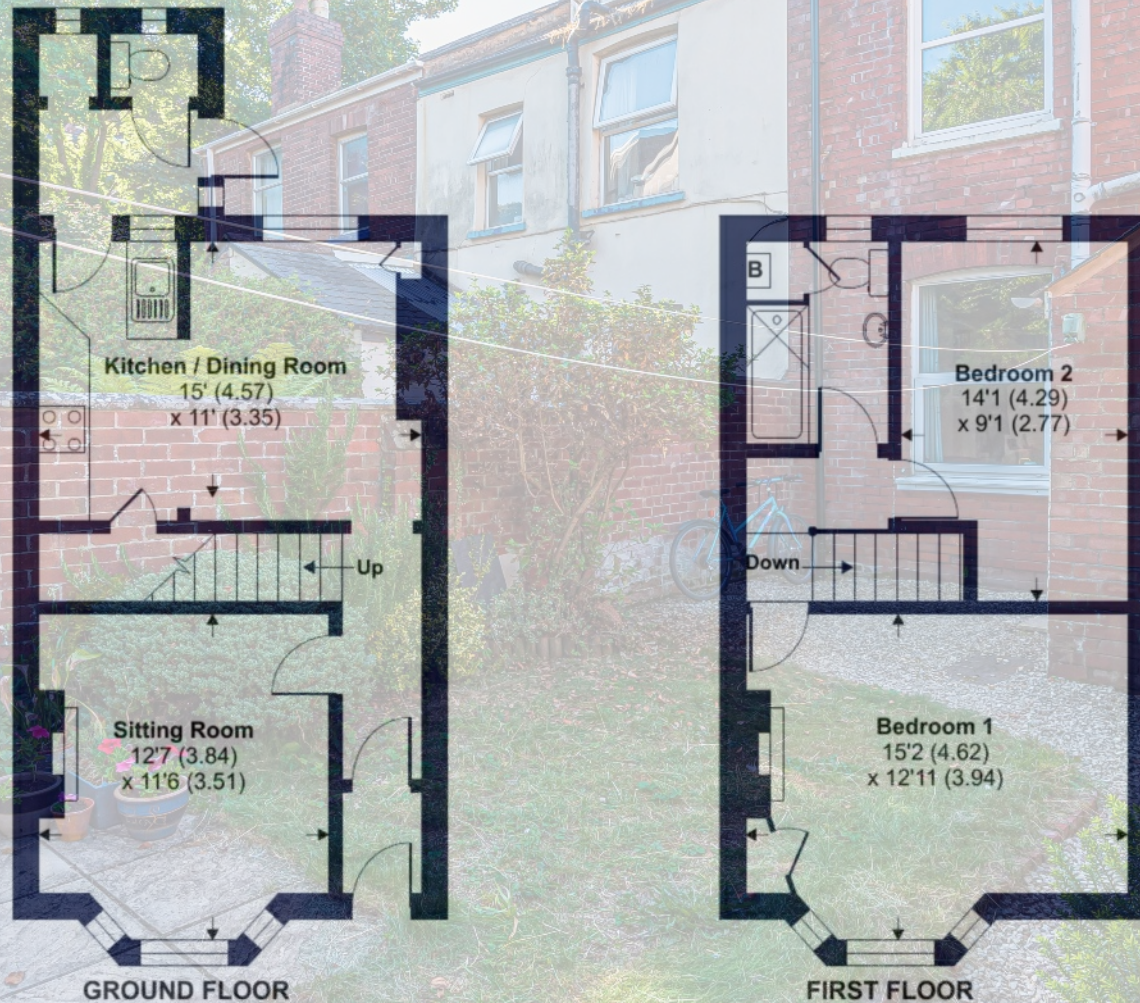
Outside the kitchen rear door is a very useful utility area with plumbing for a washing machine and WC. A pleasant walled rear garden with patio. Level lawn, shrub and flower border and gate and outside tap.



Telford Road, Exeter, EX4

Approximate Area = 835 sq ft / 77.5 sq m

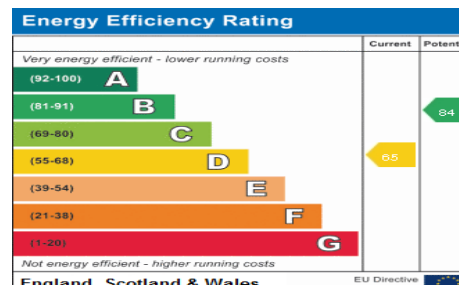
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See things differently.