



Oxford Road, Exeter, EX4 6QX

A well presented three bedroom terrace property that is situated in a quiet and friendly residential street within easy walking distance to Exeter City Centre and Exeter University.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Winkworth.co.uk
Tiverton: 01884 675 675
tiverton@winkworth.co.uk



DESCRIPTION:

ENTRANCE HALL: Original wooden flooring. Radiator, decorative arch, understairs cupboard.

SITTING ROOM: A pleasant light room with newly fitted, double glazed sash windows to the front. Original fireplace with gas fire. Original coving. Radiator.

DINING ROOM: A spacious room with original fireplace, built in shelving, coving, original wooden flooring. Patio door onto rear garden, radiator.

KITCHEN/BREAKFAST ROOM: Extensive range of floor and wall mounted cupboards and drawer units with work surface over. Range cooker with gas hob with extractor hood over. Integrated fridge freezer and dishwasher and room for washing machine. Stainless steel sink with mixer taps and drainer. Cupboard housing the boiler. Tiled flooring, windows to side aspect, radiator.

BREAKFAST/DINING ROOM: A lovely room with door giving side access onto the back courtyard area. Patio doors onto raised decked sun terrace with views over the garden and the city beyond.

Turning stairs to first floor, access to partially boarded loft with ladder. Original corner cupboard.

BEDROOM ONE: A generous double bedroom with newly fitted double glazed sash windows to front. Fitted shelves, period cast iron fireplace and original coving. Radiator.

BEDROOM TWO: A double room with double glazed window to the rear. Period cast iron fire place with mantle. Original coving and radiator.

BEDROOM THREE/STUDY: Windows with views over the rear garden.

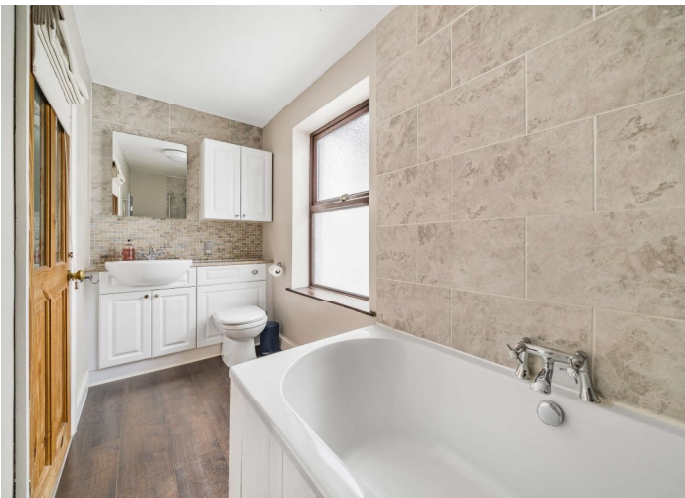
BATHROOM: An impressive modern bathroom suite. Deep bath with mono tap. Rainfall shower over with glass screen and tiling. Low level WC. Wash hand basin with mono tap and cupboards beneath and wall cupboard. Heated towel rail. Opaque double glazed windows.

WC - A separate low level WC.

OUTSIDE: The front garden has a useful storage shed with original tiled path to the front door. The rear garden enjoys an open aspect, mostly laid to lawn for ease of maintenance with garden storage and gate for pedestrian access. Outside light. and outside tap. Single garage with up and over door, access via the garden or Well St.

Council tax band: C

Services: All Mains Connected



AT A GLANCE:

Mid Terrace Three Bedroom Home
Three Reception Rooms
Enclosed Garden
Tucked Away Central Location
Lovely Original Features
Garage

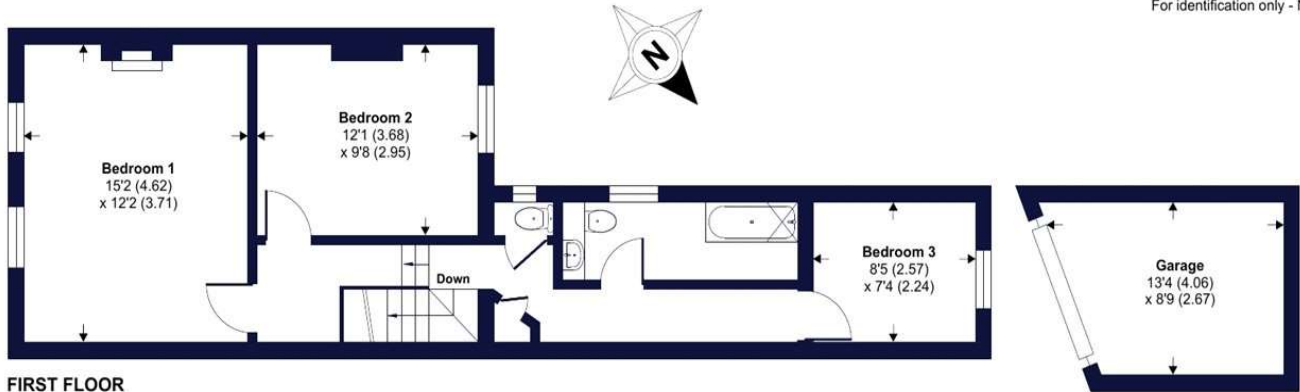
PROPERTY INFORMATION:

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

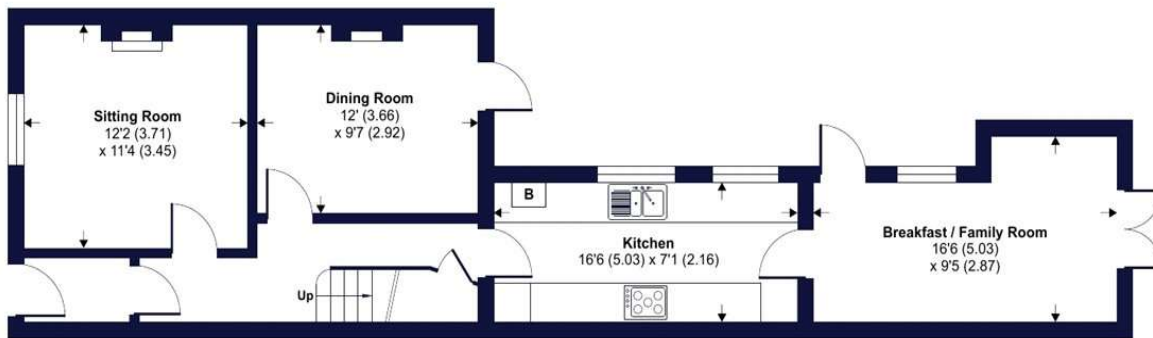
Oxford Road, Exeter, EX4

Approximate Area = 1301 sq ft / 120.8 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Winkworth. REF: 956883



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		85
C	(69-80)	70	
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
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.



Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk