



Monks Road, Exeter
Devon, £425,000

Waymark

Monks Road, Exeter EX4 7BE

Devon

Freehold

Viewing days available | No onward chain | Modern open plan kitchen/dining room | Open plan sitting/dining room | Master bedroom with ensuite shower room | Beautifully presented throughout | South facing garden

Description

A beautifully presented Edwardian style terraced four bedroom family home that has been extensively modernised by the current owners.

Accessed across an enclosed front garden, the front door leads into an entrance hall which has attractive tiled flooring. To the front of the property is the sitting room which has a large bay window and an open fire place. The sitting room then blends into the dining area which also boasts an open fire place. To the rear of the property is the beautifully finished and well appointed kitchen which has been fitted with a range of wall and floor mounted units under a quartz work top. There is a large island unit with under counter seating providing an ideal place to eat and socialise. Fitted in the kitchen and included within the sale are an integral dishwasher, American style fridge freezer and a range cooker with gas hob and electric ovens. A door from the kitchen leads out to the rear garden. A cloakroom and laundry area complete the ground floor.

Stairs from the hall lead to the first floor where there is the master bedroom with a bay window and an ensuite shower room. There are two further double bedrooms on the first floor and a family bathroom. Stairs from the landing lead on up to the second floor where there is a fourth bedroom/study.

To the rear of the property is a paved south facing garden and a useful brick and timber built shed with power & light, currently used for storage. There is a rear gate providing useful access to and from the garden.

The property is heated centrally via a gas fired boiler and is connected to mains drainage, water and electricity. We understand that the property is freehold.

Location

The property is conveniently located for local amenities such as Priory Park, Waitrose & Morrisons Supermarkets and the Mount Pleasant Health Centre, the hospital, University as well as well-regarded schools. The property is conveniently located for access to the City Centre (10 minute walk), with Polsloe train station and regular bus routes only a few hundred meters away.

Viewing Information

Viewing is by appointment only please.

Local Authority

Exeter City Council

Tax Band: C

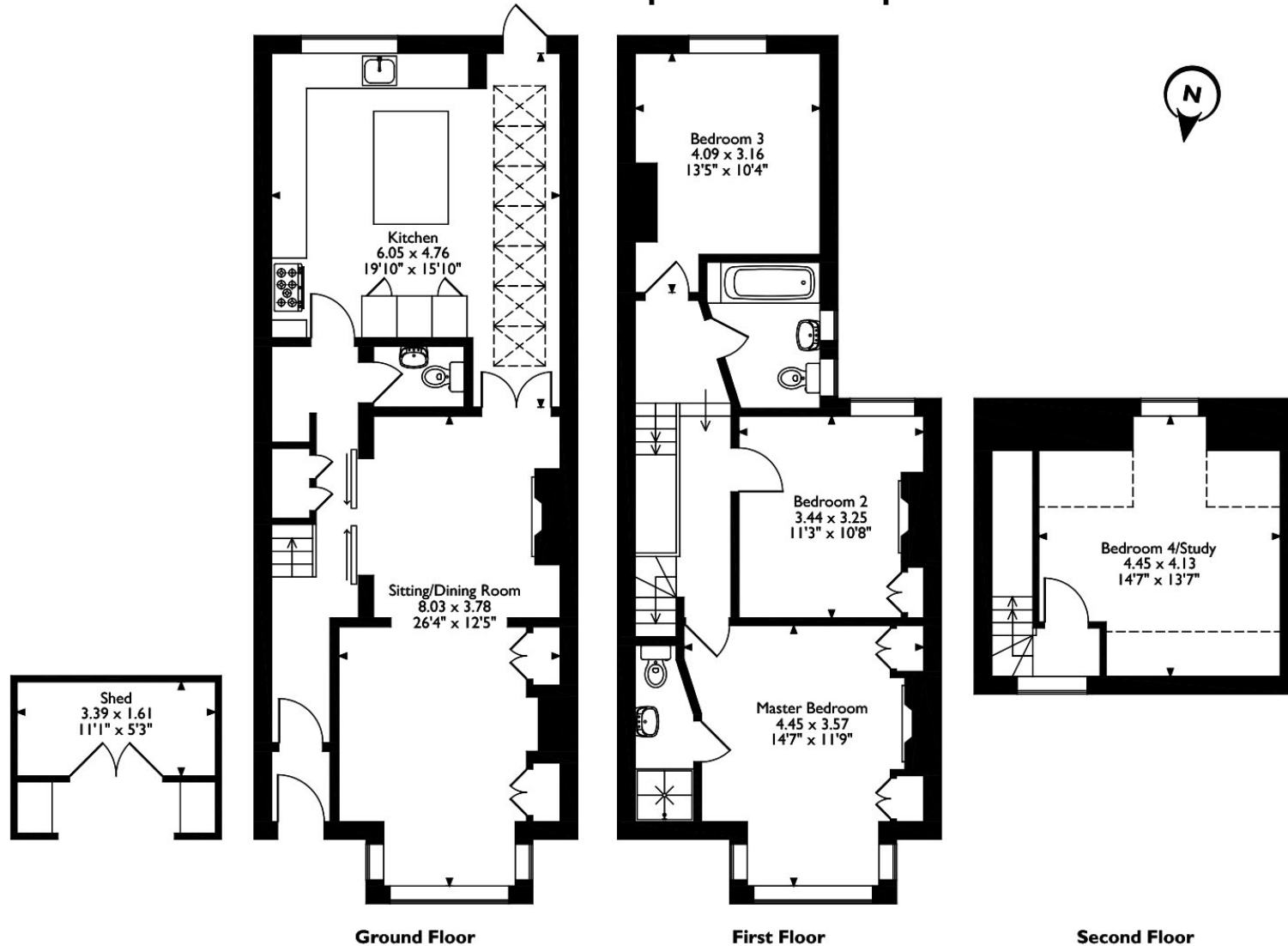


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89 Monks Road, Exeter, Devon
Approximate Gross Internal Area
Main House = 136 Sq M/1464 Sq Ft
Barn = 9 Sq M/97 Sq Ft
Total = 145 Sq M/1561 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

