

Bathroom

The bathroom comprises a bath with electric shower over and sink with integrated vanity unit. There is a uPVC obscure double glazed window to the rear aspect, wall tiles and a ceiling spotlight.

WC

Comprising a low level WC and obscure uPVC double glazed window to the rear aspect.

Garden

There is a low maintenance garden to the front of the property with areas of shingle and a driveway for up to four vehicles. The fully enclosed rear garden is mainly laid to lawn with a patio area and benefits from a large storage shed and a wooden gate providing access to the rear service lane.



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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A			(92-100)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D	63	64
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

These particulars are not to be regarded as part of a contract. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection, or otherwise, as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither the agents or any person in their employment has any authority to make or give any representation or warranty in relation to this property.

£149,950

19 King Arthurs Road, Beacon Heath, Exeter, EX4 9BE

3 Bedrooms. Spacious Lounge. Kitchen Breakfast Room. Conservatory. Rear Garden. Off-Road Parking for Four Vehicles

3 Bed, Beacon Heath

This well proportioned 3 bedroom terrace property is situated in the convenient location of Beacon Heath and benefits from good bus links and close proximity to the local primary schools, shops, doctors' surgery and Exeter City Centre. The property has been modernised in recent years and benefits from cavity wall and loft insulation and a modern fitted kitchen. The accommodation comprises a spacious lounge diner with open-plan access to the conservatory, a modern kitchen diner, 3 bedrooms, a bathroom and separate WC. There is off-road parking to the front of the property for up to four vehicles and the fully enclosed rear garden is mainly laid to lawn with a patio area and large storage shed. This property is offered for sale with no upward chain. In order to fully appreciate all this property has to offer, internal viewing is highly recommended.

The Accommodation Comprises:

Entrance and Hallway

A uPVC door provides access to the hallway of the property which leads to the kitchen breakfast room and the lounge. Stairs lead up to the first floor landing.

Lounge

20' 11" x 10' 7" max (6.39m x 3.25m)
The spacious lounge is open-plan with the conservatory. There is a gas fire with tile hearth and surround and wood mantle and TV and telephone points. There is a uPVC double glazed window to the front aspect and access to the kitchen diner.

Conservatory

11' 5" x 10' 4" max (3.49m x 3.16m)
The conservatory is currently used as a dining room but could also be utilised as a children's playroom. This room benefits from fitted roller blinds, an electric panel heater and



uPVC French doors which provide access to the rear garden.

Kitchen Breakfast Room

21' 6" x 9' 1" max narrowing to 5' 10" (6.58m x 2.79m)

The modern fitted kitchen is open-plan with a breakfasting area. The kitchen benefits from a matching range of base and wall units with roll edge work tops and tile splash back, an integrated ceramic hob with extractor fan over and a separate electric double oven and a 1.5 bowl sink. There is space and plumbing for a washing machine, tumble dryer, dishwasher and fridge freezer. There is also a uPVC double glazed window to the rear aspect. The breakfasting area has a wall mounted gas heater, coat hanging area, door to the under stair storage space and a uPVC obscure double glazed window to the front aspect.

Stairs and Landing

The stairs lead up to the landing where there are doors to the three bedrooms, bathroom, separate WC and airing cupboard.

Bedroom 1

13' 10" max into recess x 10' 9" (4.24m x 3.28m)

This good-sized double bedroom has a large uPVC double glazed window to the front aspect and a wall mounted gas heater.

Bedroom 2

12' 6" max x 9' 11" (3.81m x 3.03m)

The second double bedroom has a uPVC double glazed window to the rear aspect.

Bedroom 3

10' 7" x 6' 2" (3.25m x 1.89m)

This room benefits from a built-in storage cupboard and a uPVC double glazed window to the front aspect.

