

window to the front aspect and a gas central heating radiator.

Bedroom 3

11' 1" x 7' 11" (3.381m x 2.435m)

A further double bedroom with uPVC double glazed window to the rear aspect and a gas central heating radiator.

Bathroom

9' 11" x 3' 3" (3.034m x 1.0m)

Contemporary style bathroom suite comprising a bath, pedestal wash hand basin and close coupled WC. This room also benefits from a heated towel rail, extractor fan, ceiling spotlights and shaver point. There is an obscure uPVC double glazed window to the rear aspect.

Garden

The fully enclosed rear garden is mainly laid with lawn but also benefits from an area of wood decking which is ideal for alfresco dining. A wooden gate provides side access and there is also an outside tap and light.

Garage

Single garage with up and over door and window to the rear aspect.

Directions

From Russell Way turn left at the roundabout onto Digby Drive. Take the first left onto Royal Crescent. From Royal Crescent take the second left onto Crown Way. Continue to the top of Crown Way where you will enter Russell Walk, turn right and the property is situated on the left.

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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
A	91-100	A	91-100
B	81-90	B	81-90
C	69-80	C	69-80
D	55-68	D	55-68
E	39-54	E	39-54
F	29-38	F	29-38
G	1-28	G	1-28

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£230,000

2 Russell Walk, King's Heath, Exeter, EX2 7TN

3 Double Bedrooms. Spacious Lounge. Contemporary Open-Plan Kitchen and Dining Room. Downstairs WC, Bathroom and Master En-Suite Garage and Garden. Beautifully Presented.

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3 Bed, Russell Walk, EXETER

Immaculately presented, modern 3 bedroom property situated in the popular area of King's Heath. This property is within walking distance of local parks, shops, supermarket and Clyst Heath Nursery and Primary School and is also ideally placed for access to Digby Railway Station, the local bus service and the M5 motorway. In brief the accommodation comprises a spacious dual aspect lounge, a contemporary style open-plan kitchen and dining room, a downstairs cloakroom, three double bedrooms, including a master en-suite shower room, and a bathroom. Externally, there is a fully enclosed low-maintenance garden that is mainly laid to lawn with an area of wood decking that is ideal for alfresco dining. The property also benefits from a single garage which is situated to the right of the property. Lovingly maintained and benefiting from uPVC double glazing, gas central heating and with 8 years left on its NHBC warranty, internal viewing is highly recommended in order to fully appreciate the size, location and presentation of this property.



The Accommodation Comprises:

Entrance and Hallway

The front door leads into the spacious hallway where there are doors to the lounge, open-plan kitchen and dining room, downstairs cloakroom and under stair storage cupboard. There is a gas central heating radiator, smoke alarm and stairs leading to the first floor landing.



Lounge

17' 4" x 13' 3" (5.302m x 4.047m)

The beautifully presented dual aspect lounge benefits from uPVC double glazed windows to the front and rear aspect and a wall mounted feature electric fireplace. There are also two gas central heating radiators and TV and telephone points.

Open-Plan Kitchen and Dining Room

17' 5" x 10' 9" max (5.322m x 3.296m)

This contemporary style open-plan kitchen and dining room is immaculately presented in neutral colours. The dining area has space for a table and six chairs and also



benefits from a uPVC double glazed window to the front aspect and a gas central heating radiator. The modern fitted kitchen has been fitted with a range of cream gloss base and wall units with roll edge worktops. There is a stainless steel 1.5 bowl sink, an integrated gas hob with electric oven under and extractor fan, and plumbing for a dishwasher and washing machine. This room also has space for a fridge freezer and contains the wall mounted boiler and a gas central heating radiator. A uPVC double glazed door provides access to the rear garden.

Downstairs Cloakroom

Modern white suite comprising close coupled WC, pedestal wash hand basin and gas central heating radiator. There is also an extractor fan and obscure uPVC double glazed window to the front aspect.



Stairs and Landing

Stairs lead up to the first floor galleried landing. There is a uPVC double glazed window to the rear aspect and doors to the 3 bedrooms, bathroom and airing cupboard. A ceiling hatch provides access to the boarded loft which benefits from a light.



Bedroom 1

13' 3" x 10' 10" (4.041m x 3.313m)

Well-presented master bedroom with door providing access to the en-suite shower room. This room benefits from fitted wardrobes, a gas central heating radiator and there is a uPVC double glazed window to the front aspect.



En-Suite Shower Room

9' 2" x 4' 4" max (2.800m x 1.340m)

Modern shower room comprising shower cubicle with thermostatic power shower, pedestal wash hand basin and a close coupled WC. This room also benefits from a heated towel rail, extractor fan and ceiling spotlights. There is an obscure uPVC double glazed window to the front aspect.

Bedroom 2

13' 4" x 9' 2" (4.072m x 2.809m)

Good-sized double bedroom with uPVC double glazed