

## Stone Walk, Exeter, EX1 3WQ

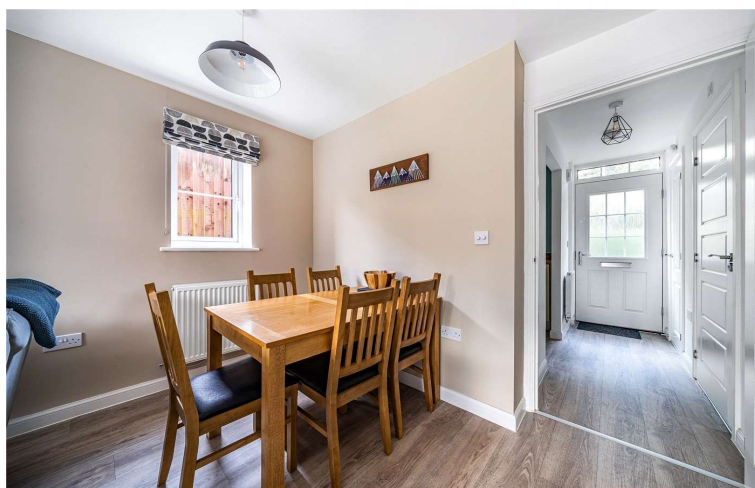
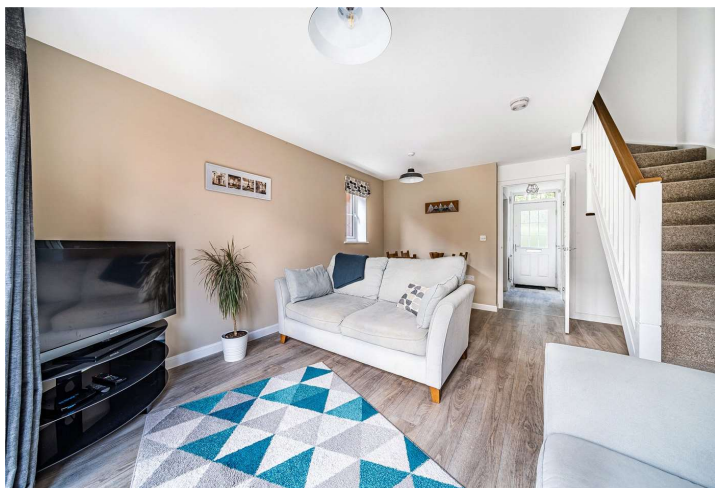
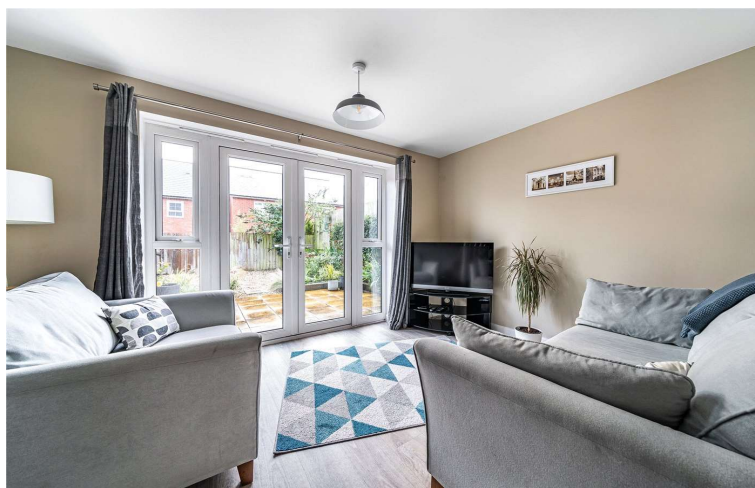
A well presented two bedroom, end of terrace house occupying a delightful pedestrianised position with pleasant outlook over neighbouring green.

**Winkworth**

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## Description...

### Ground floor:

**Hallway:** Wood effect vinyl flooring with access to the kitchen, downstairs cloakroom, storage cupboard with boiler and sitting room.

**Downstairs cloakroom:** Black vinyl flooring, radiator, W/C and wash basin.

**Kitchen:** Comprising of a mixture of wall and base storage units with wood effect work surface. Integral appliances include; Four ring gas hob, oven, extractor fan, fridge/freezer, washing machine and sink/drainer.

**Sitting/dining room:** Ample space for sitting room furniture and a dining table set. Wood effect vinyl, floor to ceiling windows, double French doors leading to the rear garden, under stairs recess ideal for storage, tv point and radiator.

### First floor:

**Bedroom one:** Large double bedroom, carpet flooring, double picture windows and radiator.

**Bedroom two:** Further double bedroom, carpet flooring, over stairs storage cupboard, window and radiator.

**Bathroom:** Bath with stand over shower and screen, low level W/C, wash basin and tile flooring.

### Outside:

The private rear garden is perfect for use all year around, with a stone patio and large gravel area, side access to the garden ensures it is easy to maintain. Planting beds allow the opportunity to add colour to the garden.

The front garden comprises of a stone slab path leading to the front door with a wood chip plant bed.

Allocated off-road parking space.

### Location:

Westclyst is ideally located on the eastern side of Exeter with plenty of road and public transport links. The local amenities include a local shop and a primary school which is rated outstanding by Ofsted.

Exeter is a vibrant small city that really packs a punch with its many restaurants, shops, pubs, bars and historical sights. The rest of the country is easily accessible from Exeter due to its many transport links including two train lines to London (London Paddington 120 minutes), Exeter airport and the M5 motorway.

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## At glance...

- Two double bedrooms
- End of terrace
- Large open plan living area
- Modern bathroom
- Well presented throughout
- Private rear garden
- Off-road parking space
- EPC: B
- Council tax band: B

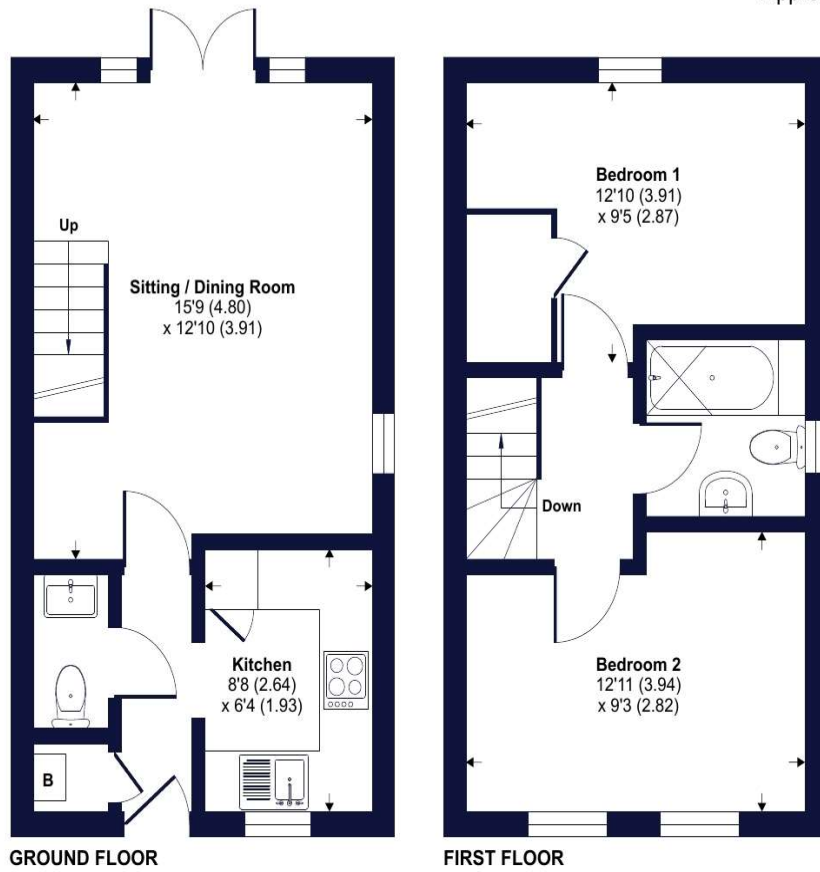
## PROPERTY INFORMATION:

- Tenure: Freehold
- Council tax band: B
- Services:
  - Mains electric, water and drainage- Gas fired central heating

# Stone Walk, Exeter, EX1

Approximate Area = 621 sq ft / 57.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Winkworth. REF: 1048578

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92+)		96
	B (81-91)	82	
	C (69-80)		
	D (55-68)		
	E (39-54)		
	F (21-38)		
Not energy efficient - higher running costs	G (1-20)		
England, Scotland & Wales		EU Directive 2002/91/EC	

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