



TRURO DRIVE, EXETER EX4 2DY

Winkworth



This three-bedroom semi-detached house is offered to the market for the first time in 50 years. It has tremendous potential with three good size bedrooms, a large living space, private rear and front garden, garage and off-road parking.

Exwick is a residential area located on the west side of the river within walking distance of Exeter St Davids train station and Exeter university makes the area very popular. There are amenities such as food stores, health centres, schools and regular bus links to the city centre.

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.

Ground Floor:

Upon entering the property there is a porch with a storage cupboard which is perfect for storing coats and shoes the entrance hall gives access to the downstairs cloakroom. The large sitting room is located off the entrance hall it has plenty of light due to the large window overlooking the front garden.

The kitchen comprises of wooden wall and base storage units with white work surfaces with a built-in sink, hob and extractor fan and further space for more appliances. The dining room has plenty of space for a good size table and features double French doors leading out into the private south facing rear garden.

First floor:

Bedroom one is a good size double with a built-in storage cupboard and window overlooking the front garden. Bedroom two is a double with built-in wardrobes and window overlooking the rear garden. Bedroom three is a large single with a built-in storage cupboard.

The main bathroom has a bath with stand over shower, W/C and wash basin.

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At a glance...

- Three bedrooms
- Semi-detached
- Large sitting room
- Kitchen/Diner
- Private south facing garden
- Driveway
- Garage
- No onward chain
- Easy access to the city
- Quiet residential area
- Offered to the market for the first time in 50 years.



Agents Note:

Probate has been applied for but not yet granted.

Outside:

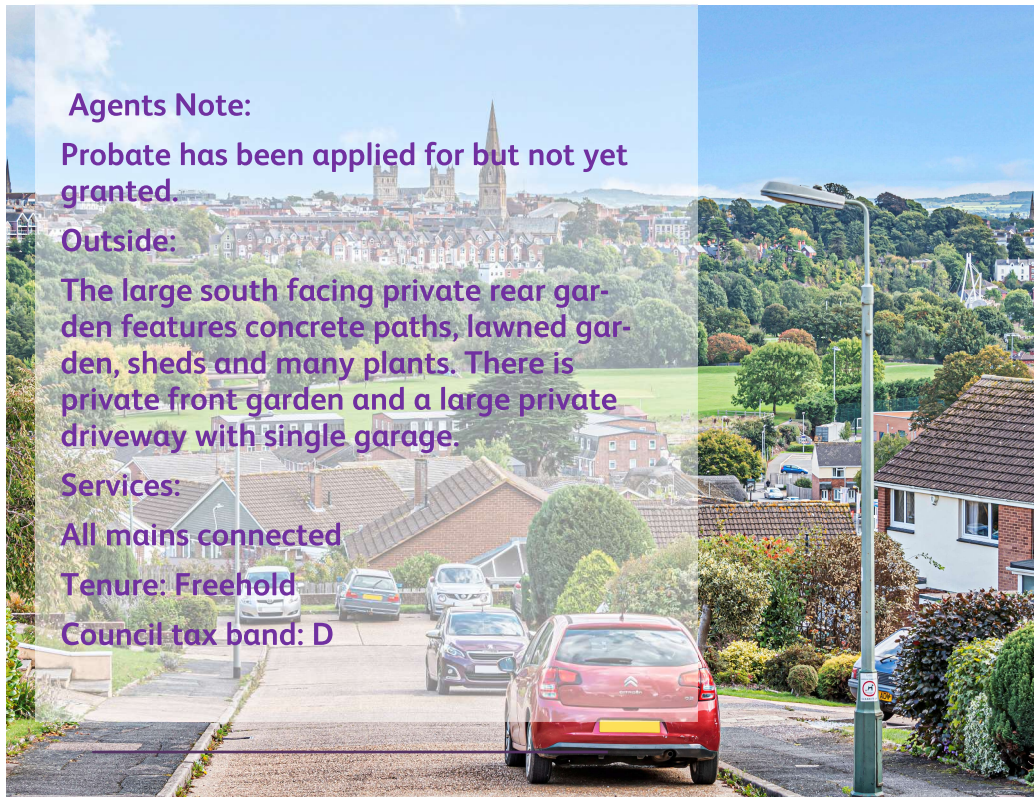
The large south facing private rear garden features concrete paths, lawned garden, sheds and many plants. There is private front garden and a large private driveway with single garage.

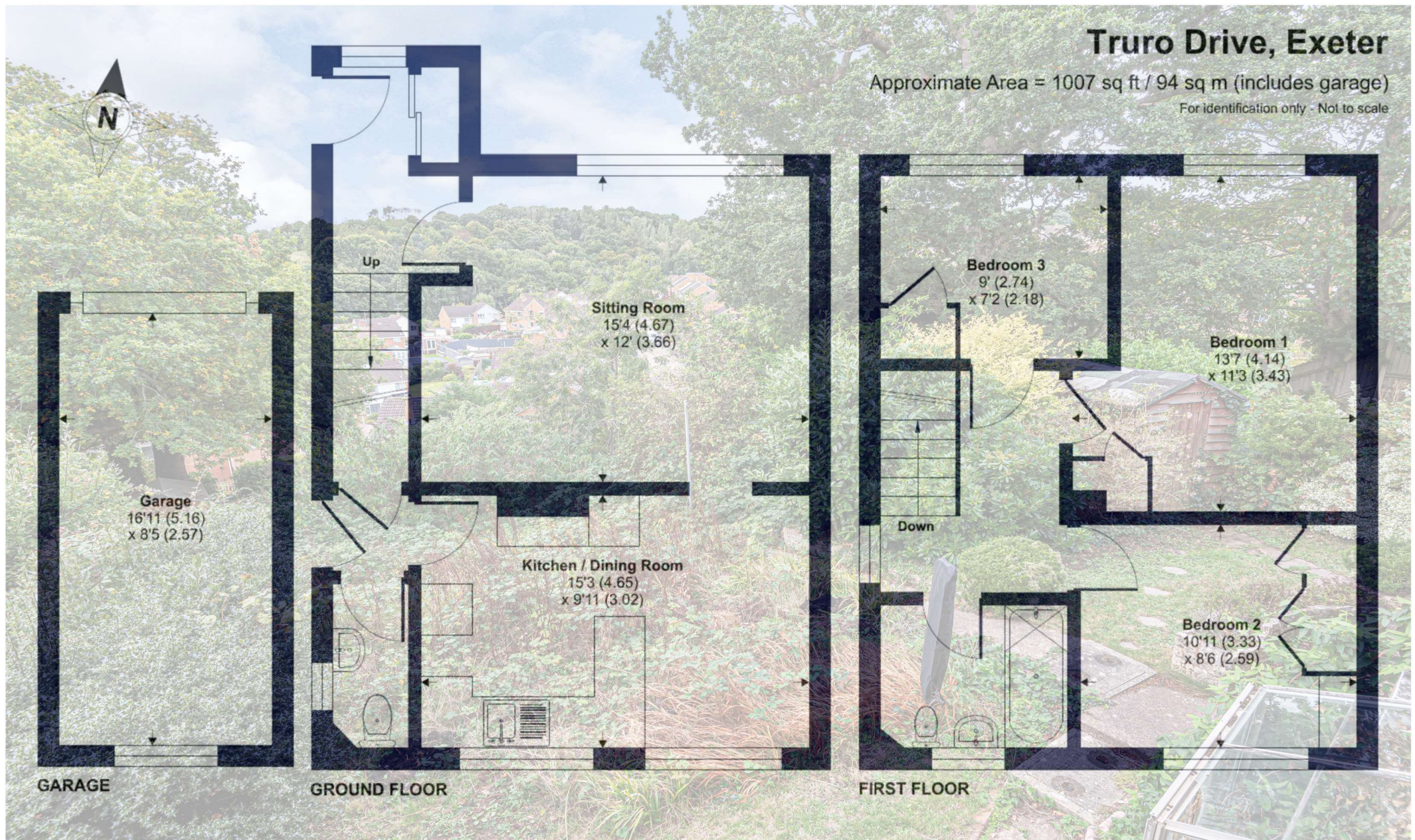
Services:

All mains connected

Tenure: Freehold

Council tax band: D





Exeter office

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
www.epcau.com		



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