



Sheridan Road, Exeter, EX4 8EY

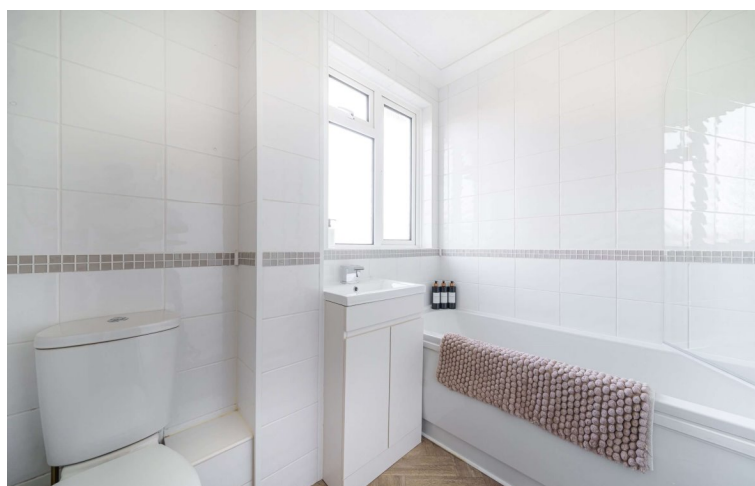
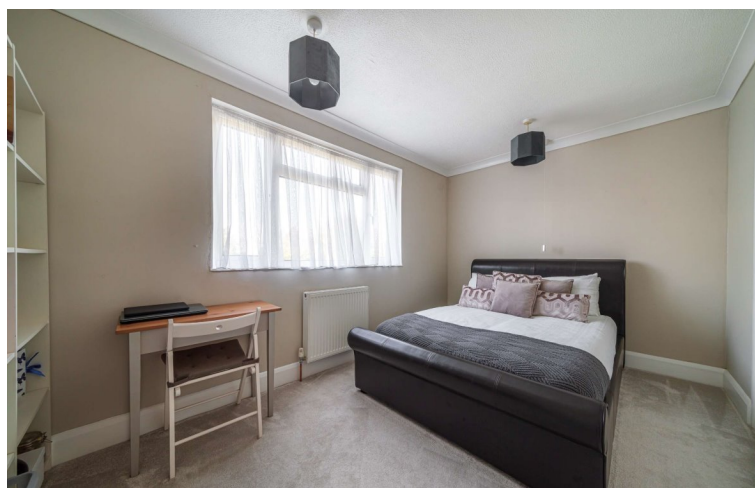
This semi-detached house is situated in a popular location in Exeter. The property benefits from good sized sitting room, modern kitchen, ground floor cloakroom, 3 bedrooms & bathroom. Outside there is a private driveway & large enclosed rear garden.

Winkworth

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Description....

This lovely family home is well-presented throughout and offers spacious and versatile accommodation.

Ground Floor:

Entrance Hall - Good sized hallway with staircase rising to the first floor, archway to understairs storage area, meter cupboard, radiator.

Living Room - Large double glazed windows with views over the front garden, feature brick fireplace, radiator, coved ceiling, dimmer switch.

Kitchen - Newly fitted with a selection of wall and base units, inset stainless steel sink unit with mixer tap. Integrated fridge freezer and dishwasher, electric hob with extractor over, plumbing and space for washing machine, cupboard housing gas combi boiler, useful breakfast bar. Double glazed window and newly fitted patio doors taking full advantage of the views over the rear garden, door to side workshop.

Side Lobby/workshop - Half glazed door to the garden, door to downstairs cloakroom.

Cloakroom - Low level WC, window to side.

First floor:

First Floor Landing - Access to loft space, double glazed windows to side aspect, doors opening into all first floor rooms.

Bedroom One - Double glazed windows with aspect to front. Double radiator, coved ceiling.

Bedroom Two - Double glazed windows with aspect to rear, double radiator, built-in storage cupboard, coved ceiling.

Bedroom Three Double glazed windows with aspect to front, radiator, coved ceiling.

Bathroom - Newly fitted with white suite comprising panelled bath with shower over, glass screen, wash hand basin with vanity unit, low level WC. Attractive black heated towel rail, coved ceiling, obscure double glazed windows to rear.

Outside:

To the front of the property is mostly laid to lawn with picket fence surround, double gates opening onto an off street car hardstanding space, pedestrian access then leads alongside the house with a timber gate opening onto the rear. A feature of the property is the very good sized fully enclosed rear garden, good sized patio area and the rest of the garden is mostly laid to lawn with a mature conifer tree to the rear of the garden. Timber built storage shed.



At a glance....

Three Bedroomed Semi-Detached House
Spacious Living Room
Newly Fitted Kitchen
Ground Floor WC
Newly Fitted Bathroom
Recently New Flooring Throughout
Good Sized Fully Enclosed Rear Garden
Gas Central Heating & Double Glazing
Off Street Parking

PROPERTY INFORMATION:

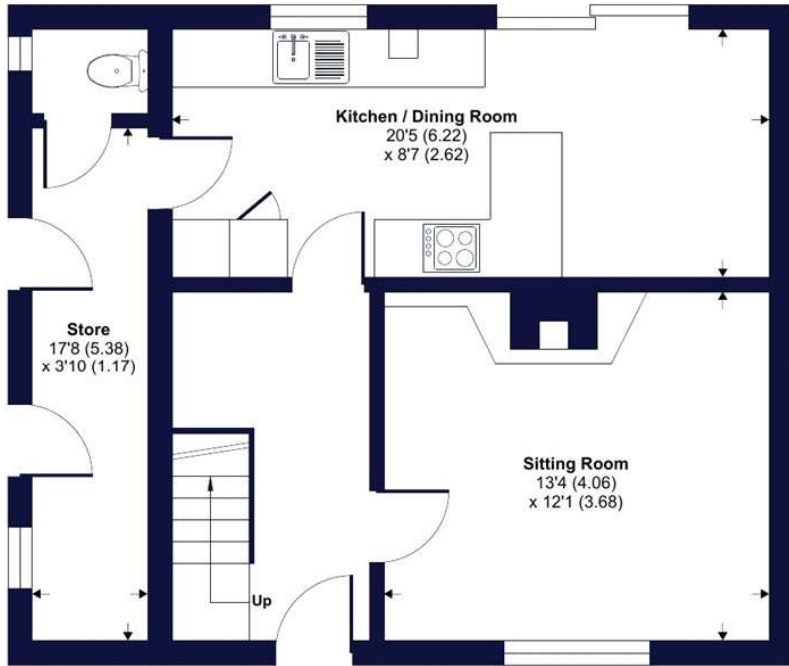
Freehold
Council Tax Band: A
Mains Electric, Gas, Water and Drainage



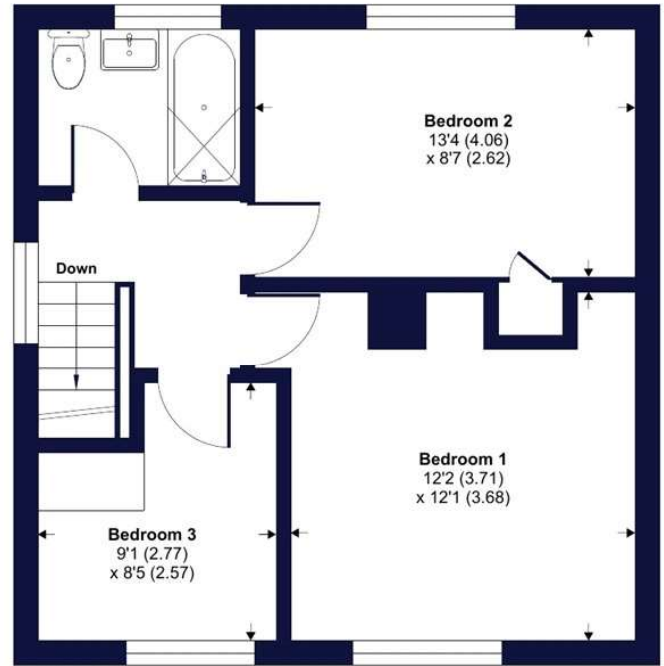
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Approximate Area = 980 sq ft / 91 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Winkworth. REF: 1028618

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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