



MEMBURY CRESCENT, EX1 3GB



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A beautifully presented, modern and bright 4 bedroom family home located in the popular development of Rougemont Park, on a corner plot with lovely views.

THE PROPERTY:

Upon opening the front door, you will be greeted by a spacious hallway which then leads to the living room on your right, W/C to your left and kitchen/dining room straight ahead with utility room adjoined. There is a large under stairs cupboard which can be accessed from the living room and another great sized cupboard accessed through the W/c.

The kitchen is fitted with an integrated oven, grill, hob, fridge freezer and dishwasher. There is room for a washing machine and tumble dryer in the utility room.

Upstairs you have a lovely open landing. To your left is the main bedroom with master en-suite, finished to a fantastic standard. Straight ahead you have two further double bedrooms. Finally, to your right you have the family bathroom and final 4th double bedroom. There are also Photovoltaic Panels on the roof which form part of the structure and therefore will be sold with the property. More details on this can be provided at your request.



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AT A GLANCE...

- 4 bedrooms
- Excellent condition throughout
- Bright & Spacious
- Corner plot with lovely views
- Photovoltaic panels

UTILITIES

- Mains electricity, gas, water and drainage
- Council tax - Band E

OUTSIDE

To the front of the property you will find an integrated garage and drive way with enough room for two cars, giving you ample parking space. The garden to the rear has a levelled paved area and a good-sized grassed area. The garden can also be accessed through a side gate, the utility room and through the patio doors from the kitchen/dining room.

SITUATION

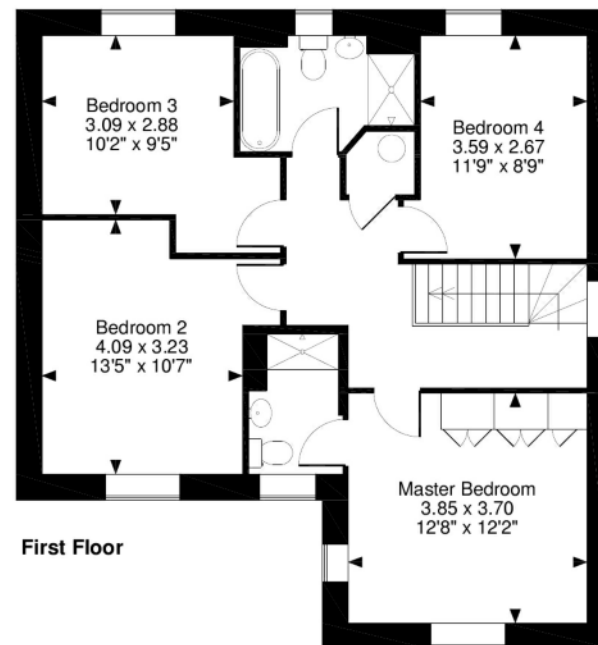
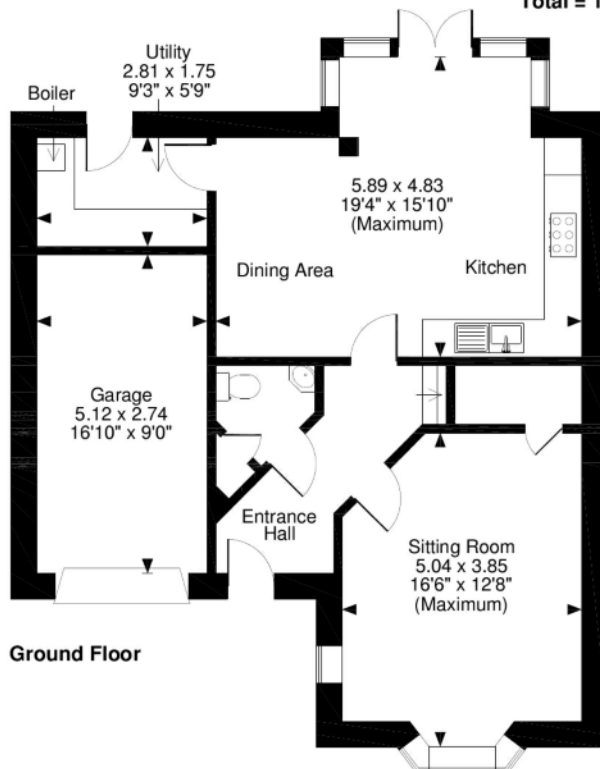
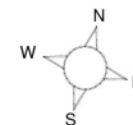
Located just outside of Pinhoe on the popular development of Rougemont Park with easy access links to the M5, A30 and only 4 miles from Exeter City Centre. With country and city close by, this property also falls within the catchment area of sought-after schools.

DIRECTIONS

Accessed from Hill Barton Road, take the turning down Peppercombe Avenue, drive past the play park on your left until you get to a cross roads and then take the left and immediate right. You'll see our For Sale board and the property on the corner plot.



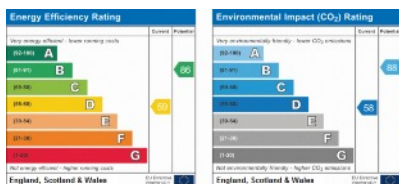
Membury Crescent, Exeter
Approximate Gross Internal Area
Main House = 1410 Sq Ft/131 Sq M
Garage = 151 Sq Ft/14 Sq M
Total = 1561 Sq Ft/145 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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