



## Roundtable Meet, Exeter, EX4 8LF

£255,000

A Two Bedroom Semi Detached house located in a popular residential area of Exeter, offering a conservatory, private garden, garage and off-street parking. Conveniently positioned for local amenities, transport links and the city centre.

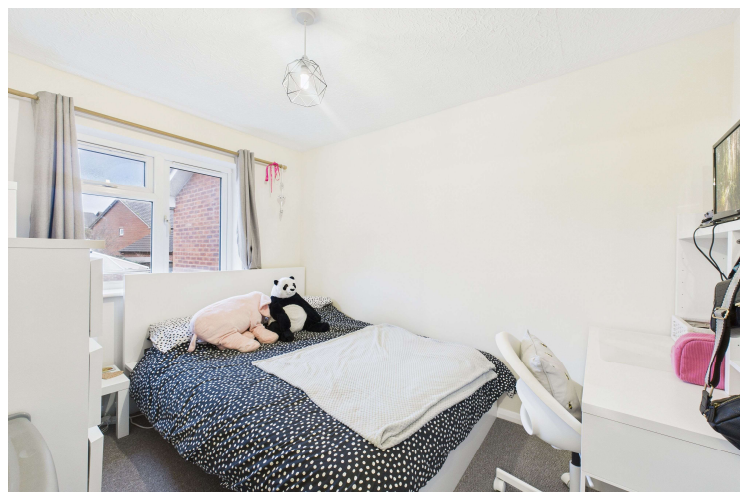
**Winkworth**

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Located in a popular residential area of Exeter, this well presented two-bedroom semi detached house offers well balanced accommodation along with the added benefits of a conservatory, private garden, garage and off-street parking.

The ground floor comprises a welcoming living area with space for both seating and dining, leading through to a well appointed kitchen fitted with an integrated fridge/freezer and oven, as well as space and plumbing for both a dishwasher and washing machine, providing practical and modern functionality. To the rear of the property, the conservatory offers a bright and versatile additional living space with direct access to the garden, ideal for dining or relaxing.

On the first floor are two double bedrooms and a family bathroom, comprising a panelled bath with shower over, wash hand basin and WC.

Externally, the property benefits from a private rear garden, providing an excellent outdoor space for entertaining or everyday enjoyment. To the front and side of the property is off-street parking leading to a single garage, offering secure parking or useful additional storage.

Conveniently situated for access to local amenities, transport links and Exeter city centre, the property represents an ideal opportunity for first-time buyers, professionals or investors alike.





## At a Glance:

Semi Detached House

Two Bedrooms

Modern Family Bathroom

Kitchen and Sitting Room

Conservatory

Private Garden

Off Street Parking and Garage

## PROPERTY INFORMATION:

COUNCIL TAX: Band B

SERVICES: Mains Electric, Water & Drainage.

HEATING: Gas Central Heating

BROADBAND: Full Fibre Broadband. Checked on Openreach January 26.

MOBILE: Signal Dependant on Provider

LISTED: No

TENURE: Freehold



#### PLEASE NOTE.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	84 B
39-54	E		
21-38	F		
1-20	G		

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