



Masterson Street, Exeter, EX2 5GR

£510,000

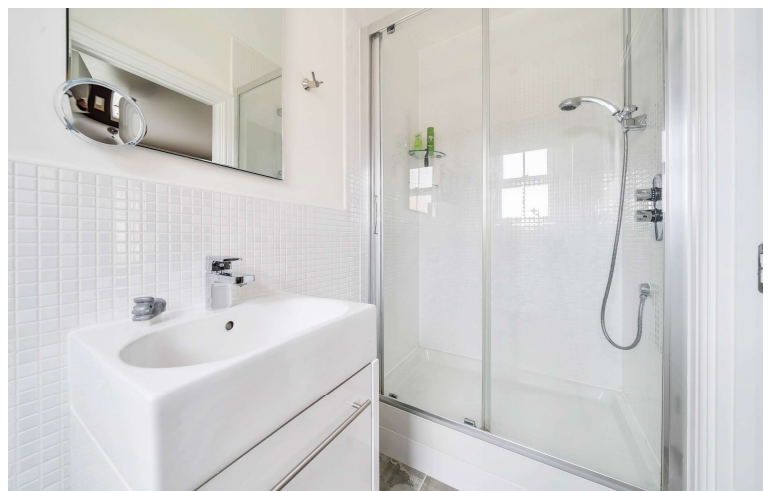
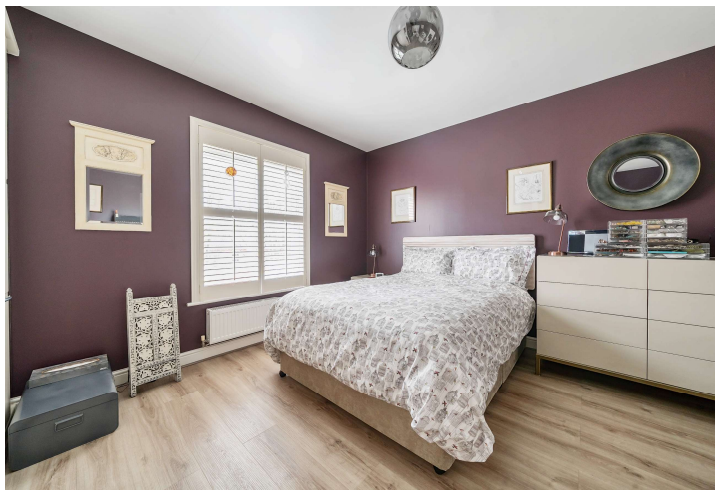
Nestled within the esteemed Wyvern Park development, this detached modern house presents a rare opportunity for discerning buyers. With meticulous attention to detail and a prime location, this property epitomizes contemporary living at its finest.

Winkworth

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Entrance Hall:

Stairs rising to the first floor. Ceiling mounted smoke alarm. Radiator. Understairs storage cupboard with light. Central heating thermostat. Oak flooring. Doors to

Sitting Room: A good sized sitting room, marble fire surround, mantle and hearth. Chrome real flame coal effect gas fire. Cable television point. Two radiators. Oak flooring, New England style blinds, UPVC double glazed sash style window with aspect to the front.

Downstairs Cloakroom: A modern matching two piece white suite comprising low level WC and wash basin in vanity unit with chrome mixer tap over, pop up waste and tiled surround. Large built in mirror. Radiator. Oak flooring.

Kitchen/Dining Room: A wonderful family room fitted with an excellent range of matching cream fronted units. Roll edge worktops over with tiled surrounds. Concealed under unit lighting. Five burner gas hob with stainless steel and glass hood over. Integrated double electric oven, washing machine and dishwasher, room for fridge freezer. One and a half bowl single drainer stainless steel sink unit with chrome mixer tap over. Radiator. Telephone point. Two television points. Cable television point. Tiled floor. Recessed halogen lighting. UPVC double glazed French doors with full length New England style blinds, views over the rear garden. Glazed door to outside with cat flap. UPVC double glazed window with aspect to the rear.

First Floor:

Galleried landing. Hatch to loft space. Built-in shelved airing cupboard housing pressurised water system. Radiator. Doors to...

Bedroom One: A lovely good sized bedroom with range of built-in wardrobes to one wall with hanging and storage, New England style blinds, UPVC double glazed sash style window with aspect to the rear, radiator.

Ensuite: A modern suite fitted with a contemporary white Porcelanosa suite comprising low level WC. Wash basin, with vanity unit with chrome mixer tap. Fully tiled double shower enclosure, with glass screen, with recessed chrome shower unit. Mosaic wall tiling. Shaver point. Large built in mirror. Heated ladder chrome towel rail. Obscure UPVC double glazed sash style window. Recessed halogen lighting.

Bedroom Two: UPVC double glazed sash style window with aspect to the front. Radiator. Telephone point. Cable television point.

Bedroom Three: UPVC double glazed sash style window with aspect to the front. Radiator. Telephone point.

Family Bathroom: Fitted with a modern three piece white suite comprising low level WC, pedestal wash basin with chrome mixer tap and pop up waste. Panelled bath with chrome mixer taps over and pop up waste. Recessed chrome shower unit and shower screen. Recessed halogen lighting. Heated chrome towel rail. Obscure UPVC double glazed sash style window.

Outside: Newly fitted electric gates lead to the tarmac drive, parking for two cars.

Garage: With up and over door. Power and light and eaves storage.

The rear garden has been attractively landscaped with the current owners with a variety of shrubs and outside lighting. Cold water tap. Outside coach style light and courtesy door to the garage.



At a glance....

Three Bedroom Detached Home
Bedroom One with En-Suite
Beautifully Improved & Maintained
On the Edge of St Leonard's
Short Walking Distance to RD&E Hospital
Great Transport Links
Electric Gates
Off Street Parking & Garage
Close to the desirable Magdalen Road
Viewing is Highly Recommended

PROPERTY INFORMATION:

Freehold
Council Tax Band: D
Mains Electric, Gas, Water and Drainage
Management Fee to Whitton & Laing £110pa.
Phone: Full coverage
Internet: Ultrafast full fibre broadband up to 1800mbps. Fibre to the premise
The Property does have some covenants, please speak to agent for further details.

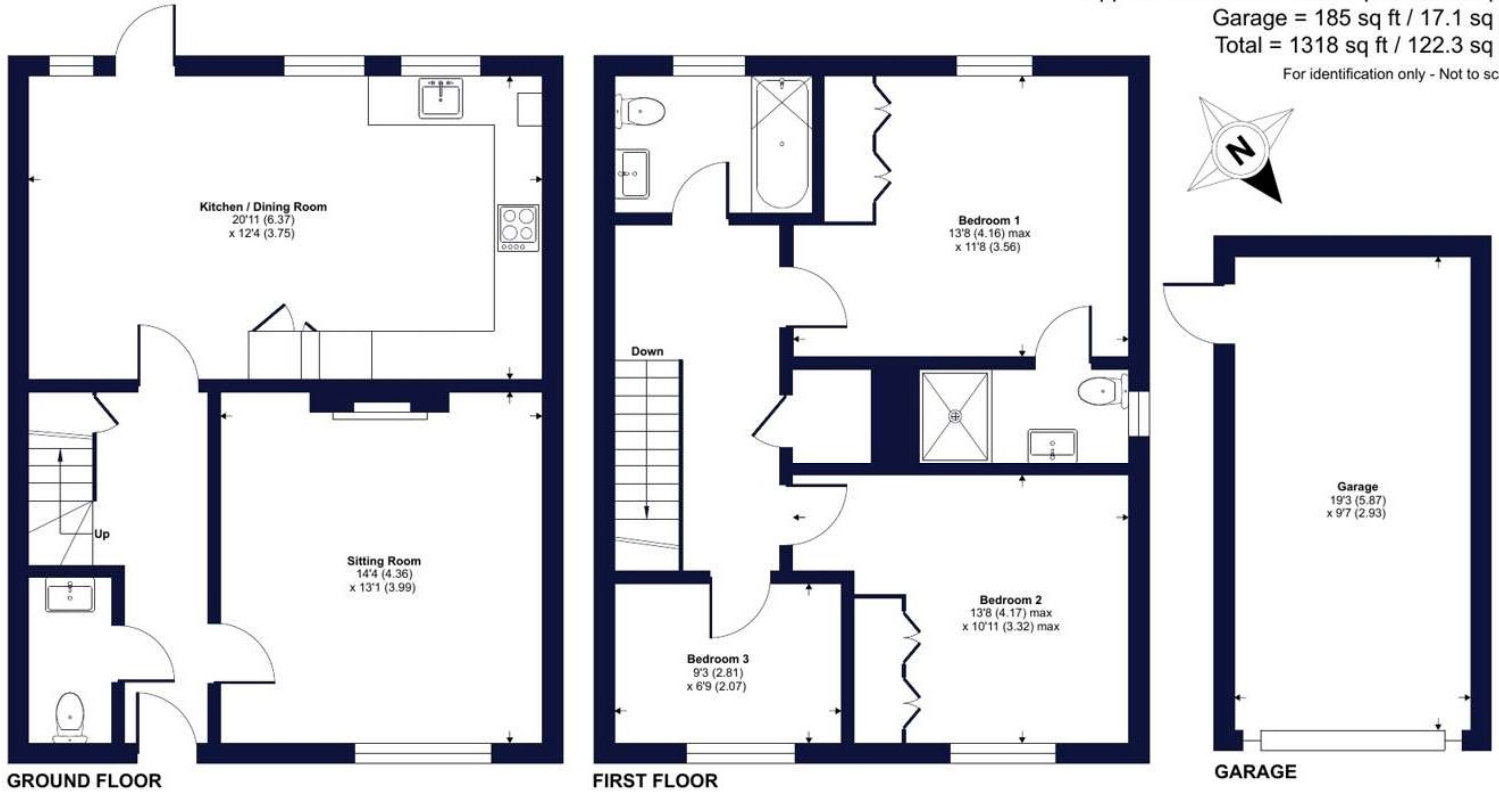
Masterson Street, Exeter, Devon, EX2

Approximate Area = 1133 sq ft / 105.2 sq m

Garage = 185 sq ft / 17.1 sq m

Total = 1318 sq ft / 122.3 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1097825

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