

Dinham Road, Exeter, EX4 4EE

£250,000

A two bedroom terrace property with garage close to the centre of Exeter which requires modernisation.
No onward chain

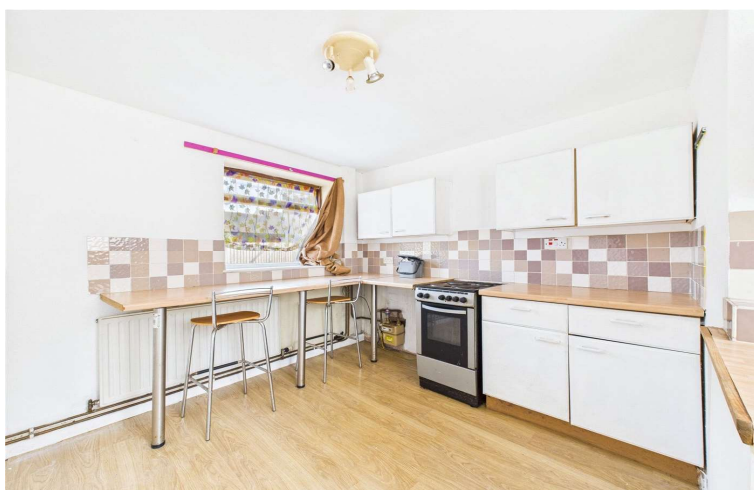
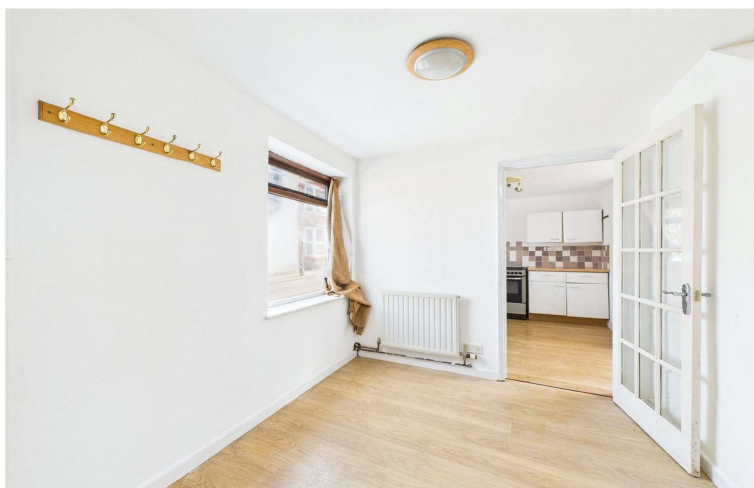
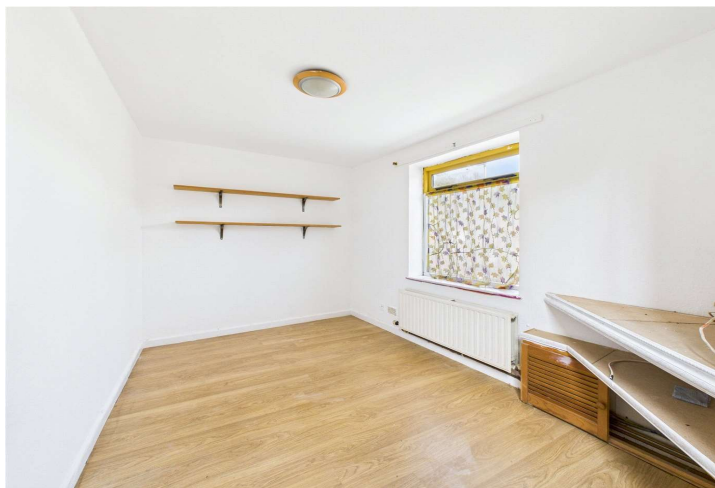
Winkworth

Winkworth.co.uk

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675



Description...

An exciting opportunity to acquire a two bedroom mid-terrace house close to the centre of Exeter and historic Iron Bridge, offering fantastic potential for improvement. Requiring modernisation, this property is ideal for buyers looking to create a home to their own taste or for investors seeking a renovation project.

The property;

The front door from Dinham Road leads you into a space which was used as the sitting/dining area and then a door to the left gives access to the kitchen.

From this open area a set of spiral stairs takes you up to the second floor.

The ground floor has wood effect flooring throughout and radiators in both rooms.

Both ground floor rooms have windows to the front aspect.

The kitchen has a range of wall and base units and a breakfast bar which looks out over the front of the house. There is a stainless steel sink and drainer to the rear of the kitchen and a door which leads out to a small garden area which is currently laid with chippings and has a gate which gives access to the rear of the property and the garage.

On the second floor there are currently two bedrooms and a bathroom.

One bedroom has a basin in the corner and a radiator under the window.

The other bedroom has two windows to the front, a radiator and a door leading into the bathroom.

From this room you can also access the loft space which has a Velux window and original beams.

The bathroom comprises of a panelled bath with mixer tap/shower attachment and overhead shower, pedestal basin and WC. There is also a single radiator in this room and an obscure glazed window to rear aspect.

To the rear of the property is a single garage, a real bonus in this part of the city.

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £25 is levied for each verification undertaken.

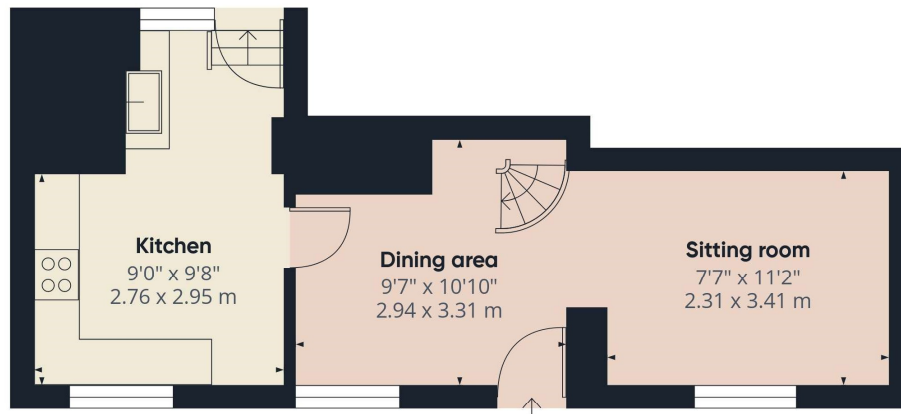


At a Glance...

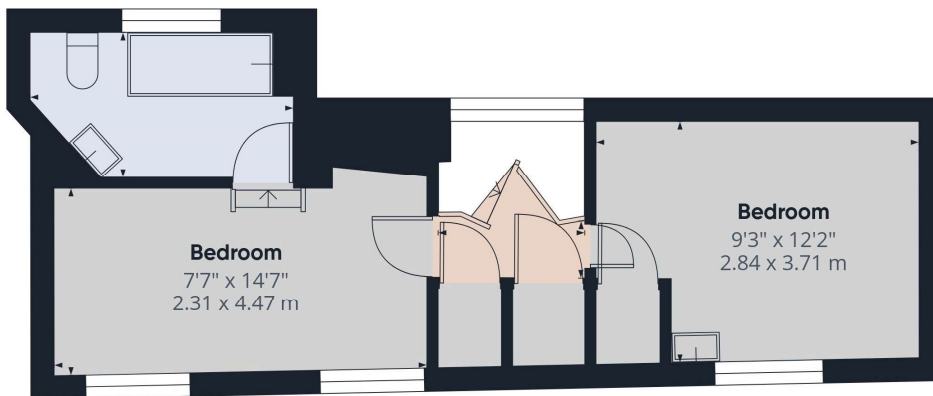
2 Bedroom Terrace
 Sitting Room
 Kitchen
 2 Bedrooms
 Bathroom
 Loft Space
 Courtyard Garden
 Garage
 In Need of Modernisation
 No Onward Chain

PROPERTY INFORMATION:

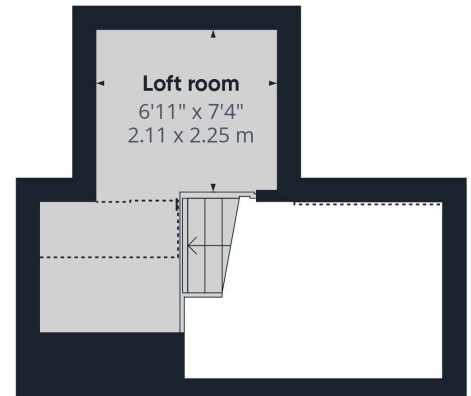
Freehold
 Council tax Band: B
 Mains electric, gas, water and drainage
 Broadband - Ultrafast Broadband
 1800 Mbps - 220 Mbps
 Mobile - good service from all providers
 Permit parking available



Ground



Floor 1



Floor 2

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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