



11C Masterson Street, Wyvern Park, Exeter, EX2 5GR
£895 PCM

A unique modern detached house situated in this prestigious development. The property offers well appointed accommodation which benefits from gas central heating and double glazing and comprises reception hallway, living room with French doors to the garden, modern kitchen with integrated appliances, downstairs cloakroom/wc, two bedrooms and bathroom. Off road parking space. Large level garden.



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Covered storm porch:

Coach style light. Front door to

Entrance hall:

Radiator. Inset lighting. Ceiling mounted smoke alarm. Stairs rising to the first floor. Central heating control panel.

WC/Cloakroom:

Fitted with a matching two piece white suite comprising low level close coupled WC. Pedestal wash hand basin with chrome mixer taps over and pop up waste. Tiled surrounds. Radiator.

Living room:

15'3 x 10'3 maximum (4.65m x 3.12m maximum)

UPVC double glazed French doors to the garden. UPVC double glazed window. Two radiators. Television point. Telephone point. Feature contemporary fire surround with mantle and hearth to match. Chrome fire. Under stairs storage cupboard.

Kitchen:

11' x 8' (3.35m x 2.44m)

Fitted with a range of modern matching wall mounted and base units in a light wood finish with brushed stainless steel door furniture. Roll edge worktops over with tiled surrounds. One and half bowl single drainer stainless steel sink unit with chrome mixer taps over. Inset five burner stainless steel gas hob with hood over and double electric oven under. Integrated fridge freezer and dishwasher. Inset lighting. Ceramic tiled floor. Radiator. UPVC double glazed door with matching window to the garden.

First floor landing:

Radiator. Hatch to loft space. Built in airing cupboard housing unvented water system and slated shelving. Built in storage cupboard over stairs with light.

Bedroom one:

11'6 x 10'4 including fitted wardrobes (3.51m x 3.15m including fitted wardrobes)

UPVC double glazed window with aspect to the garden. Radiator. Telephone point. Television point. Fitted triple wardrobes with provision for hanging and storage.



Bedroom two:

11'6 x 8'2 (3.51m x 2.49m)

UPVC double glazed window to the garden. Radiator.

Telephone point. Television point.

Bathroom:

Fitted with a matching white suite comprising low level close coupled WC. Pedestal wash basin with chrome mixer taps over and pop up waste. Tiled splash. Panelled shaped bath with chrome mixer taps over in a tiled recess. Inset shower and fitted shower screen. Inset lighting. Shaver point. Heated chrome ladder rack towel rail/radiator. Obscure UPVC double glazed window.

Outside:

The property has a larger than average level garden laid mainly to lawn and a variety of shrubs enclosed with wood fencing and brick wall. Double wooden gates leading to the off road parking space.

