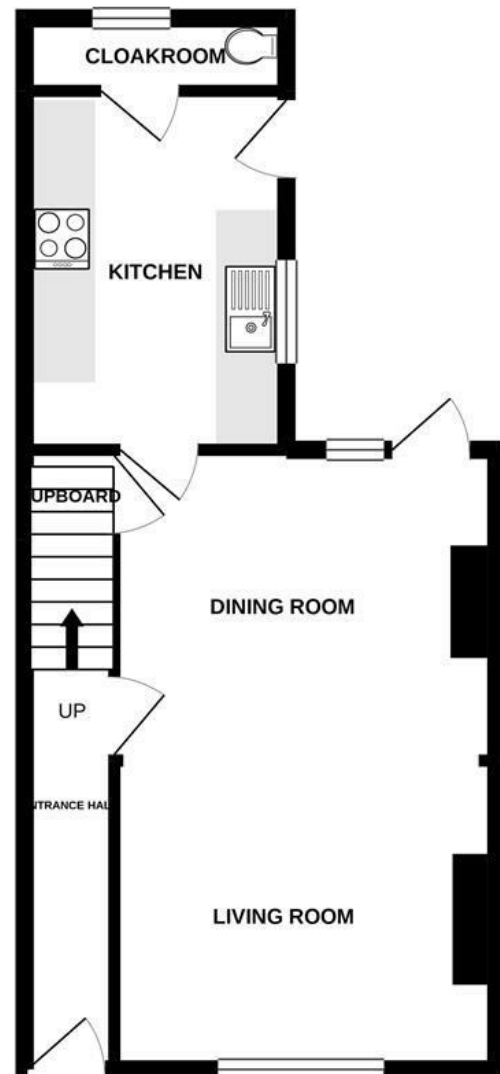




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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£269,500

FREEHOLD



83 Latimer Road, Exeter, Devon, EX4 7JP

A modernised and very well presented three bedroom end terrace house situated in a popular cul-de-sac location. The accommodation briefly comprises an entrance hall, living room, dining room, modern kitchen, downstairs cloakroom/utility, three first floor bedrooms and luxury shower room. Outside there is a driveway providing off road parking and attached garage. Landscaped rear garden. An early viewing is highly recommended.

83 Latimer Road, ,
Exeter, EX4 7JP

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Accommodation Comprising

Composite front door with double glazed windows into:

Entrance Hall

Wood effect flooring, radiator, spot lighting, stairs to the first floor landing and door to:

Dining Room

3.75m x 3.05m (12'3" x 10'0")
Under stairs storage, radiator, PVCu double glazed door and side window opening onto the rear garden, spot lighting and opening through to:

Living Room



3.02m x 3.75m (9'10" x 12'3")
PVCu double glazed window to the front aspect, telephone and television points.

Fitted Kitchen



3.52m x 2.56m (11'6" x 8'4")
PVCu double glazed window and door opening onto the rear garden. Wood effect flooring. The kitchen is fitted with a range of white fronted gloss base cupboards, drawers and eye level units. Roll edged work surface with tiled surrounds. Stainless steel single bowl sink unit with mixer tap, Space for fridge/freezer. Integral gas hob, electric oven and extractor hood over. Spot lighting. Cupboard housing the Vaillant gas boiler serving domestic hot water and central heating. Integral dishwasher. Door to:

Cloakroom/Utility

2.56m x 0.70m (8'4" x 2'3")
Two PVCu double glazed windows to the rear aspect, close coupled W.C., space and plumbing for washing machine and tumble dryer. Spot lighting and radiator.

First Floor Landing

Hatch to roof space, wooden balustrade, spot lighting, built-in storage cupboard and door to:

Bedroom 1

4.77m x 3.02m (15'7" x 9'10")
Large PVCu double glazed window to the front aspect, built-in wardrobes with sliding mirror fronted doors, spot lighting and radiator.

Bedroom 2

2.94m x 3.06m (9'7" x 10'0")
Built-in double wardrobe, spot lighting, PVCu double glazed windows to the side and rear aspects. Radiator.

Bedroom 3

2.53m x 2.11m (8'3" x 6'11")
PVCu double glazed window to the rear aspect, hatch to small roof space, spot lighting and radiator. Built-in wardrobe with hanging rail and shelving.

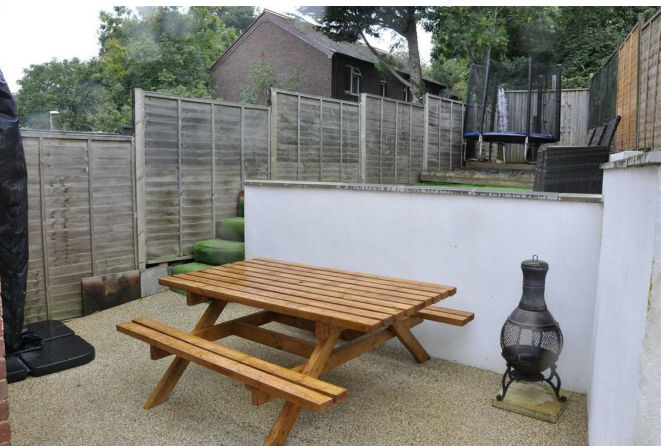
Shower Room

1.58m x 2.11m (maximum) (5'2" x 6'11" (maximum))
Fitted with a large walk-in shower enclosure with tiled flooring and walls, mixer shower with monsoon style shower head and hand held shower attachment. Extractor fan, spot lighting, obscured PVCu double glazed window to the side aspect. Contemporary wash hand basin with waterfall tap. Close coupled W.C., wall mounted electric heater.

Front Garden

The front of the property has a driveway providing off road parking for two vehicles. A paved pathway to the front door and hard standing.

Rear Garden



There is a resin patio with outside lighting and tap. Outside power socket, Steps lead to a artificial grass and low maintenance shingle garden. The garden is enclosed with timber fencing.

Garage

6.43m x 4.69m (maximum) (21'1" x 15'4" (maximum))
A larger than average triangular shaped garage with recently replaced metal up and over door. Power points and lighting. Built-in storage cupboards.

Council Tax

C

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Property Misdescriptions Act 1991
Whilst Dormans endeavor to ensure the accuracy of these details, the working order of services, fixtures or fittings have not been checked. The Freehold or Leasehold tenure of the property has not been verified and prospective purchasers are advised to ask their solicitor to do so. You must check the availability of a property and arrange an appointment before embarking on any journey to view a property.