



46 Park Road Exeter, EX1 2HS

A traditional 3 bedroom mid-terraced house affording family sized accommodation in well modernised condition. The property comes with a utility/conservatory, downstairs cloakroom/wc and a sizeable rear garden with sunny south-westerly aspect.

This favoured residential area benefits from being near public transport and comfortable walking distance of the city centre, hospitals, local schools, Waitrose, St Sidwell's Point Leisure Centre and Exeter University. St Luke's Campus is located on the east side of the city centre and Streatham Campus across the city to the north-west. The property will therefore appeal in equal measure as a well placed family home or investment property for the rental market. All residents' in this area benefit from residents' on street permit parking.

Guide Price £265,000

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- NO ONWARD CHAIN
- Breakfast Room
- Bathroom with Separate WC
- On Street Residents' Permit Parking
- Lounge
- Kitchen
- 2 Double Bedrooms
- Dining Room
- Cloakroom WC
- Walled South Facing Level Garden

Entrance Hall	Bedroom 1
Lounge	15'2" x 11'6" (4.63m x 3.53m)
13'8" x 11'8" (4.17m x 3.57m)	Bedroom 2
Dining Room	11'5" x 9'8" (3.48m x 2.96m)
11'4" x 9'8" (3.47m x 2.95m)	Bathroom
Breakfast Room	10'4" x 8'7" (3.17m x 2.64m)
8'9" x 7'5" (2.69m x 2.28m)	Separate WC
Kitchen	Garden
8'9" x6'0" (2.68m x1.85m)	
Rear Lobby/Utility	
4'5" x 3'8" (1.35m x 1.12m)	
Cloakroom WC	
4'7" x 3'8" (1.42m x 1.13m)	
Landing	



[Directions](#)





Floor Plan



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