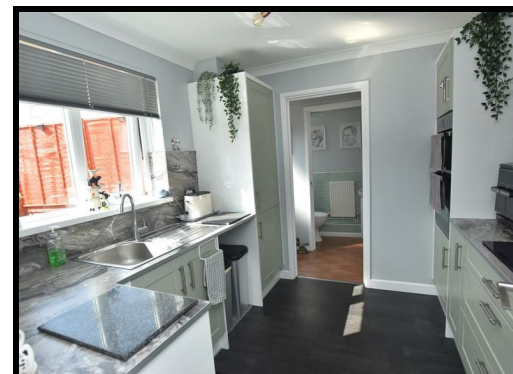




TO LET

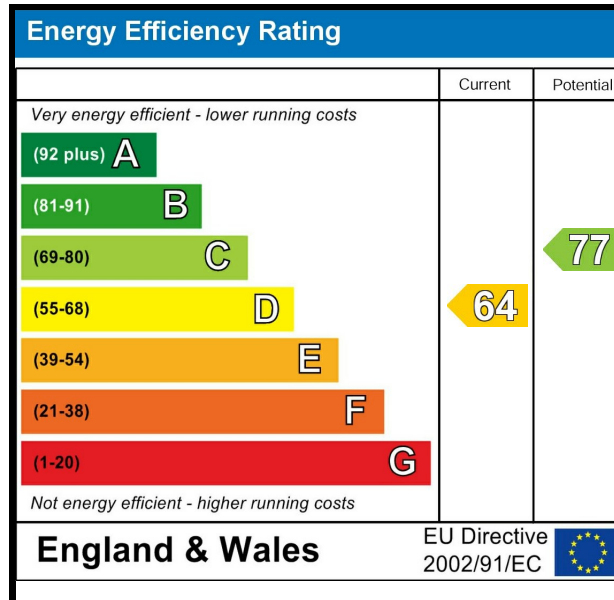
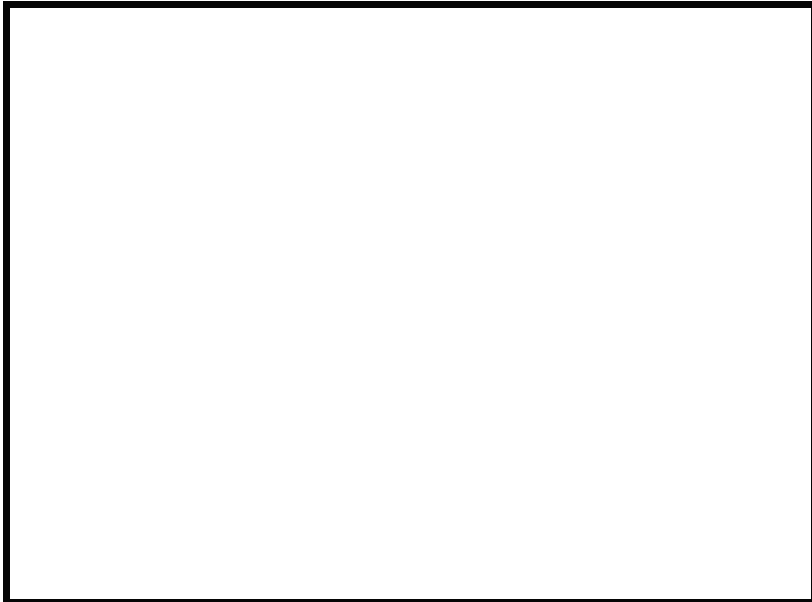
45 Coates Road, Broadfields, Exeter, EX2 5RW

£315,000



Burgoynes
ESTATE AGENTS

- A SUPERBLY PRESENTED FAMILY HOME
- CONVENIENT & POPULAR LOCATION
- Entrance Hall
- Spacious Lounge/Dining Room
- Well Fitted Kitchen
- Cloakroom/WC & Large Utility/Store
- 3 Double Bedrooms & Family Bathroom
- Gas Central Heating & uPVC Double Glazing
- Sizeable Well Enclosed Garden
- Private Off Road Parking for 3 Vehicles



THE PROPERTY

This spacious and immaculately presented 3 double bedroom end-of-terrace family sized house has been superbly modernised with considerable love, care and attention to detail. Quietly tucked away in a favoured residential area, fine elevated far reaching views are enjoyed across Exeter to distant hills.

Families will love the spacious lounge/diner, well fitted kitchen, large utility/store room (former garage) and the convenience of a downstairs cloakroom/WC. Upstairs, there are 3 double bedrooms and a well appointed family bathroom. The sizeable rear garden has been designed for low maintenance and provides the perfect environment for a touch of 'alfresco style' eating and entertaining without the worry of too much upkeep. Moreover, there is good off road parking in front of the house for 3 vehicles. This well appointed property benefits from the home comforts of gas central heating and uPVC double glazing ensuring warmth and energy efficiency throughout the seasons.

This property will appeal in particular to those seeking to live within easy reach of Middlemoor, Exeter Business Park at Sowton, several out of town superstores and all main transport routes via the M5 and A.30. Three primary schools, two secondary schools and Digby & Sowton train station are within walking distance. Trains run about every half hour or so to Exmouth and Exeter. Furthermore, a nearby bus stop at the end

SITUATION

Directions

