

2 Manston Road

Exeter, EX1 2QA

A well appointed and spacious 3 double bedroom mid-terrace house in a favoured residential area with the convenience of being within walking distance of the city centre. The property is also located within the catchment area for Heavitree schools, also within walking distance, and will therefore appeal in equal measure as a well placed family home or investment property for the rental market.

This substantial family sized house comes with excellent living space which includes an entrance vestibule & hall, two reception rooms, a large kitchen/breakfast room, utility room and a spacious shower room designed with disability access in mind. The three spacious bedrooms are served well by a beautifully modernised bathroom with striking retro style wall and floor tiles. Extra features include the home comforts of gas central heating and uPVC double glazing, and a walled and well landscaped rear garden laid to pavings and decking for ease of maintenance. Enjoying the added attraction of a glorious south facing aspect this lovely area of outdoor space provides the perfect environment for a touch of 'alfresco style' eating and entertaining.

Guide Price £325,000

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- Entrance Vestibule & Reception Hall
- Kitchen/Breakfast Room
- Bathroom (first floor)
- Residents' On Street Permit Parking
- Lounge
- Utility Room, Shower Room (ground floor)
- Gas Central Heating & uPVC Double Glazing
- Dining Room
- 3 Double Bedrooms
- South Facing Rear Garden

Entrance Vestibule

Entrance Hall

Lounge

13'5" x 11'6" (4.11m x 3.51m)

Dining Room

11'3" x 9'5" (3.44m x 2.89m)

Kitchen/Breakfast Room

17'8" x 9'3" (5.41m x 2.84m)

Utility Room

10'10" x 3'10" (3.32m x 1.17m)

Shower Room

7'1" x 5'5" (2.16m x 1.66m)

Landing

Bedroom 1

15'2" x 13'6" (4.63m x 4.13m)

Bedroom 2

11'3" x 9'5" (3.44m x 2.89m)

Bedroom 3

10'5" x 9'2" (3.20m x 2.81m)

Bathroom

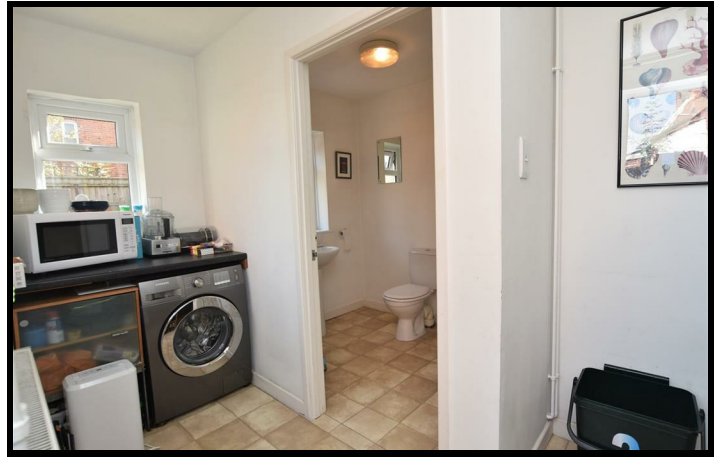
6'9" x 6'0" (2.08m x 1.83m)

Outside

Information on Location



Directions



Floor Plan



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