



## 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

### Bedroom 1

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

## Entrance Hall

### Bedroom 2

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

## Lounge

### Bedroom 3

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

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

## Dining Room

### Bathroom

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

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

## Kitchen/Breakfast Room

### Outside

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

### Information on Location

## Utility Room

### Information on Location

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

## Shower Room

### Information on Location

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

## Landing



## Directions



# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	61
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	
EU Directive 2002/91/EC	