

## 42 St Annes Road EXETER, EX1 2QD

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. Further features include a boarded loft, the home comforts of gas central heating and double glazing, and the property also provides scope for further development on the ground floor and into the loft space (subject to the necessary planning consents).

This favoured residential area benefits from being near public transport (including bus routes and Polsloe Bridge train station) and comfortable walking distance of the city centre, hospitals, local schools (both primary & secondary), 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 and the added attraction of living near parks and green spaces.

Strong interest anticipated and early viewings recommended.

**Guide Price £315,000**

# 42 St Annes Road

EXETER, EX1 2QD



- Entrance Hall
- Downstairs Cloakroom/WC
- Spacious Bathroom
- Residents' On Street Permit Parking
- Lounge/Diner
- Utility/Conservatory
- Gas Central Heating & uPVC Double Glazing
- Kitchen
- 3 Bedrooms
- Sunny South-Westerly Garden

Entrance Hall  
15'2" x 5'4" (4.62 x 1.63)

Lounge/Diner

Lounge Area  
13'4" x 11'4" (4.06 x 3.45)

Dining Area  
12'7" x 10'0" (3.84 x 3.05)

Kitchen  
9'2" x 6'9" (2.79 x 2.06)

Utility/Conservatory  
17'9" x 5'7" (5.41 x 1.70)

Cloakroom/WC

Landing

Bedroom 1  
11'7" x 11'5" (3.53 x 3.48)

Bedroom 2  
12'7" x 9'10" (3.84 x 3.00)

Bedroom 3  
7'11" x 5'3" (2.41 x 1.60)

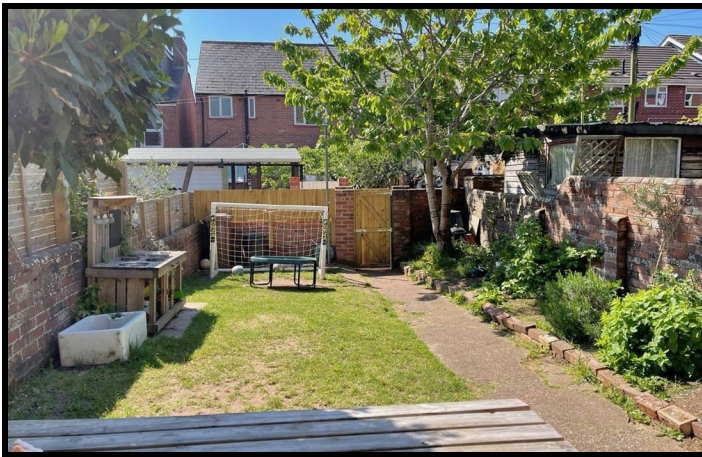
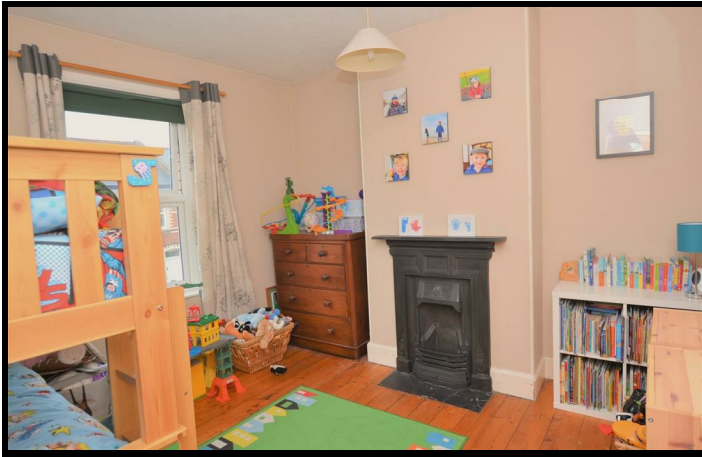
Bathroom  
9'1" x 6'10" (2.77 x 2.08)

Outside



**Directions**  
Travelling from the city centre proceed along Western Way to the Sidwell Street roundabout and take the third exit on to Blackboy Road. At the traffic light junction with Polslloe Road continue straight ahead and take the second turning on your right for Jubilee Road. Take first left on to St Annes Road and No.42 will be found on the right.Council Tax Band: C





Floor Plan



**Total area: approx. 86.9 sq. metres (935.4 sq. feet)**  
Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

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.

