



TO LET

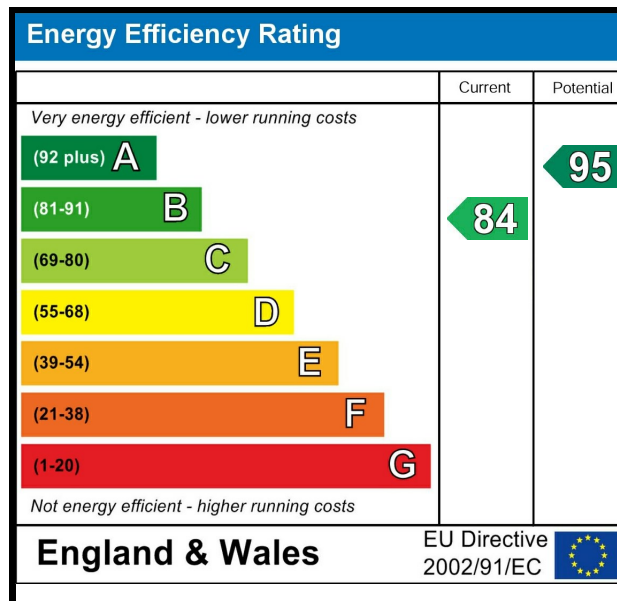
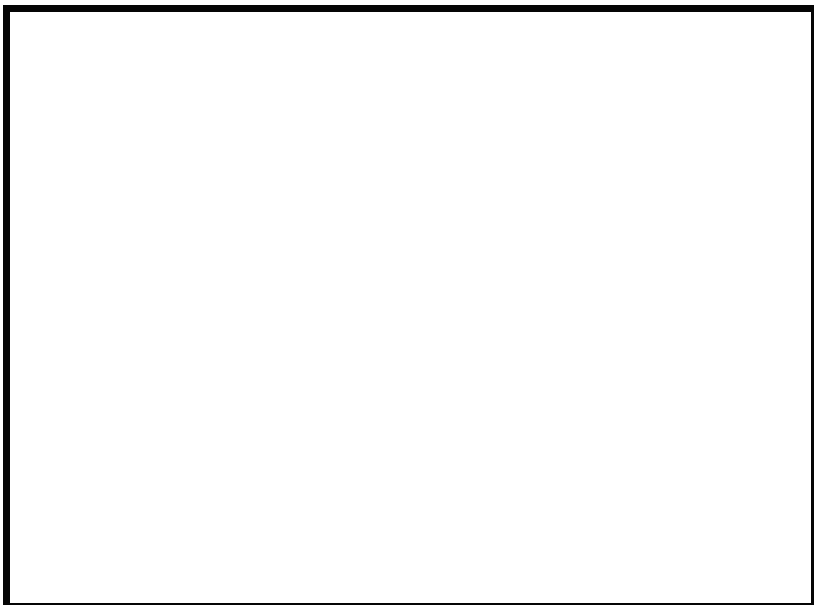
68 Ellacott Road, Matford, Exeter, EX2 0AQ

£365,000



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ESTATE AGENTS

- MOTIVATED SELLER - NO ONWARD CHAIN
- RECENT DEVELOPMENT IN SOUGHT AFTER AREA
- Spacious Reception Hall
- Front Lounge, Cloakroom WC, Utility Room
- Striking Open-Plan Kitchen/Dining Room
- 3 Bedrooms (one en-suite shower room)
- Family Bathroom, uPVC Double Glazing
- Gas Central Heating, Sizeable Rear Garden
- Spacious Garage, Parking for 2-3 Vehicles
- Excellent Transport Links with M5 & A.30



THE PROPERTY

Situated in the desirable Matford/Alphington area of Exeter, this fabulous semi-detached house presents an exceptional opportunity for families and professionals alike. Built in 2022, the property boasts a modern design and is superbly presented throughout. Upon entering, you are greeted by a welcoming reception hall that leads to a comfortable front lounge, a convenient cloakroom/WC, and an impressive open-plan kitchen/dining room. The kitchen is a true highlight and chef's delight, featuring utility room and patio doors that open onto a generous rear garden, perfect for outdoor entertaining or simply enjoying the sunshine.

The first floor comprises three well-proportioned bedrooms, including a master bedroom complete with a stylish en-suite shower room. A beautifully appointed family bathroom serves the other two bedrooms, ensuring ample facilities for all. The property also benefits from a long driveway, providing private off-road parking for 2-3 vehicles, along with access to a spacious garage.

The sizeable rear garden is predominantly laid to lawn, creating a delightful space for family gatherings or quiet relaxation. The location is ideal, with a well-regarded local school, a doctors' surgery, and a supermarket all within easy reach. The vibrant local

SITUATION

Directions

