



1 Sestertius Road

Exeter, EX1 3WS

This striking 4 bedroom detached family home was built approximately 18 months ago by the highly reputable national building firm, Taylor Wimpey Homes. This impressive property has the advantage of some extra features introduced by the current owners to enhance the enjoyment of living in this stunning home including a beautifully designed south facing garden. Unlike other properties of a similar design on this development, this particular property has the added attraction of a superb open-plan kitchen/diner with patio doors opening from the dining area onto the garden. The property also benefits from the home comforts of uPVC double glazing and radiator central heating supplied via the E.ON District Heating System. A driveway provides off road parking for up to three vehicles and vehicular access to a sizeable garage.

Guide Price £420,000

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- Reception Hall & Cloakroom WC
- 4 Bedrooms (one with en-suite)
- E.on District Central Heating System
- Sizeable Garage
- Dual Aspect Lounge
- Family Bathroom
- South West Facing Garden
- Kitchen/Diner plus Utility Room
- uPVC Double Glazing
- Off Road Parking for up to 3 Vehicles

Front Entrance

Reception Hall

10'0" x 6'0" (3.05m x 1.84m)

Lounge

6.08 m x 3.45 m

Kitchen/Diner

19'10" x 11'8"* (6.05m x 3.56m*)

Utility Room

6'7" m x 4'8" m (2.01 m x 1.43 m)

On the first floor

Bedroom 1

11'5" x 9'11" (3.50m x 3.03m)

En-suite Shower Room

6'6" x 4'8" m (2m x 1.43 m)

Bedroom 2

11'11" x 9'8" (3.65m x 2.95m)

Bedroom 3

9'10" x 8'3" (3m x 2.53m)

Bedroom 4

11'6" x 7'5" (3.51m x 2.27m)

Bathroom

6'11" x 6'2" (2.11m x 1.89m)

Corner Plot with South Facing Garden

Driveway and Garage



Directions

Travelling from Exeter continue towards Pinhoe. As you pass Aldi and the new Lidl superstores keep in the right hand lane taking the new link road to Sowton and the M5 (junction 29). At the first roundabout take the third exit on to Sestertius Road and No.1 will be found on the left. Council Tax Band: E



Floor Plan



Ground Floor **First Floor**
Total area: approx. 111.8 sq. metres (1203.8 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.
1 Sestertius Road, Exeter

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