



8 Clifton Road

Newtown, EXETER, EX1 2BR

An outstanding example of a 3 bedroom mid-terrace house which has been refurbished and modernised to an exceptionally high standard of specification for the owner's own luxurious comfort and convenience. The three storey property has unexpectedly come to the market due to a change of circumstances and new owners can reap the benefits from a property which has been lovingly upgraded and equipped with some of the latest technological advancements in home improvements.

Just some of these improvements include a Honeywell 'wireless remote' gas central heating system (also operated via an app), high end kitchen appliances including induction hob and an eco friendly double drawers dishwasher that can operate simultaneously or independently, fitted shutters to all ground floor windows as well as the front bedroom, and an automatic sensor operated self cleaning skylight window over the kitchen area which automatically shuts when it rains.

A charming walled 'urban style' courtyard garden provides the perfect west facing environment for 'alfresco style' dining and entertaining.

In summary, this home will offer strong appeal to all generations including discerning landlords seeking a superior property for the rental market. With there being a ground floor shower room and a front study big enough to be adapted as a bedroom, it is worth noting that retirees could quite easily live comfortably on the ground floor while leaving the three upper bedrooms and bathroom for visiting friends and family.

Guide Price £350,000

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- NO ONWARD CHAIN
 - Kitchen/Breakfast Room
 - 3 Bedrooms & Bathroom
 - Residents' On Street Permit Parking
- Entrance Vestibule & Hall
 - Shower Room (ground floor)
 - Gas Central Heating & uPVC Double Glazing
- Lounge/Dining Room
 - Study (potential 4th bedroom)
 - Walled Courtyard Garden (sunny westerly aspect)

Entrance Vestibule	Bedroom 2
Entrance Hall	9'1" x 6'11" (2.78m x 2.13m)
Study/4th Bedroom	Bathroom
11'0" x 9'11" (3.35 x 3.02)	5'9" x 5'8" (1.76 x 1.73)
Lounge/Dining Room	On the Second Floor
13'1" x 11'4" (3.99m x 3.47m)	Bedroom 3
Kitchen/Breakfast Room	14'1" x 8'7" (4.30m x 2.62m)
15'10" 11'10" (4.83m 3.62m)	Walled Rear Courtyard
Shower Room	Parking
5'2" x 5'1" (1.59m x 1.57m)	
On the First Floor	
Landing	
Bedroom 1	
13'4" x 11'2" (4.08 x 3.42)	



Directions





Floor Plan



Total area: approx. 96.3 sq. metres (1036.5 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.
Plan produced using PlanUp.

8 Clifton Road, Exeter

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			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
	Current	Potential		Current	Potential
	69	75			