



## 72 Thackeray Road Exeter, EX4 8EX

An exciting opportunity to acquire this superbly modernised and extended 3-bedroom semi-detached house. Ideal for young families, the property is well located in a convenient and popular residential area within easy walking distance of Pinhoe Sainsbury's, Aldi, the newly opened Lidl store, St Luke's Science & Sports College and a regular bus service to and from the city centre.

The ground floor accommodation consists of a reception hall, front lounge, downstairs cloakroom/WC, and a superb open-plan kitchen/diner, the impressive kitchen coming with vaulted ceiling and the dining room with patio doors opening onto the rear garden. The lounge also opens through to the dining area but this could easily be closed off if preferred. On the first floor there are 3 bedrooms, and a family bathroom. The property benefits from gas central heating and uPVC double glazing ensuring warmth and energy efficiency throughout the year.

The front garden has been laid to lawn and provides a neat and tidy frontage. The sizeable rear garden is completely enclosed and enjoys plenty of sunshine for most of the day. Well landscaped, this garden extends to a generous size and features a sun trap patio, gated side access to a public footpath and well-established shrub beds providing plenty of colourful flora throughout the seasons; the perfect environment for social gatherings and 'alfresco style' eating and entertaining with friends and family.

**Guide Price £325,000**

# 72 Thackeray Road

Exeter, EX4 8EX



- MOTIVATED SELLERS, PRICED TO SELL
- Open Plan Dining Room/Kitchen
- Family Sized Rear Garden (S.E.)
- Easy Access to Main Transport Links
- Reception Hall, Cloakroom/WC
- 3 Bedrooms & Family Bathroom
- On Street Residents' Permit Parking
- Front Lounge (easily separated)
- Gas Central Heating & uPVC Double Glazing
- Close to Sainsbury's, Aldi & Lidl

## Reception Hall

12'4" x 6'4" (3.77m x 1.94m)

## Lounge

14'2" x 12'4" (4.34m x 3.76m)

## Dining Room

16'0" x 9'8" (4.89m x 2.95m)

## Kitchen

14'7" x 8'8" (4.46m x 2.65m)

## Landing

## Bathroom

8'7" x 5'8" (2.64m x 1.74m)

## Bedroom 1

12'4" x 11'3" (3.78m x 3.43m)

## Bedroom 2

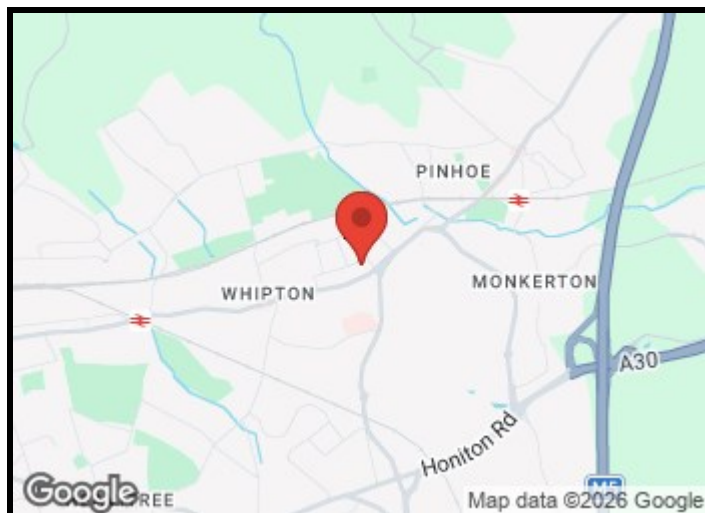
11'2" x 9'8" (3.41m x 2.95m)

## Bedroom 3

8'10" x 7'11" (2.71m x 2.42m)

## Garden - Sizeable Garden with S.E.

Aspect



Directions



# Floor Plan



**Ground Floor**

**First Floor**

Total area: approx. 91.5 sq. metres (985.4 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.

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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 firm's 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	70	76

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