



East of **EXE**
ESTATE AGENTS

Eton Walk
Exeter £325,000

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Modern three-bedroom family home in Exeter, finished to a high standard with stylish kitchen/dining room, spacious living room, principal bedroom with en-suite, tiered rear garden, and parking. Close to local amenities, schools, transport links, city centre, and countryside.

Three Bedrooms | Modern Kitchen/Diner | Master Ensuite | Landscaped Garden Over Three Tiers | Spacious Living Room | Three Storey Townhouse | Off Road Parking | Well-Appointed Family Bathroom |

DESCRIPTION

A superbly presented modern three-bedroom family home of generous proportions, situated in a popular residential area of Exeter. This well-maintained property is finished to a high standard throughout, combining contemporary design with practical living spaces.

The accommodation begins with a welcoming entrance hall, providing access to a well-appointed kitchen/dining room, fitted with a range of modern units and integrated appliances, with space for informal dining. Stairs rise from the hall to the first floor. To the rear, the living room offers a bright and comfortable setting, with French-style doors opening directly onto the garden. A convenient downstairs cloakroom completes the ground floor.

The first floor offers two double bedrooms, both served by a modern, well-appointed bathroom. The top floor is dedicated to the principal bedroom, featuring a dressing space and a generous en-suite.

Outside, the rear garden is arranged over three levels, designed to make the most of its position and outlook. A raised decked area at the top provides an ideal spot to relax. To the front, there is one allocated parking space, with a second located nearby.



LOCATION

Situated within a popular residential development in the area of St Thomas, a well-regarded location in Exeter known for its strong community feel. The area offers a range of local amenities including shops, schools, green spaces and a children's play area all within easy reach.

There are regular public transport links nearby, along with convenient access to Exeter city centre, making it ideal for both families and commuters. The surrounding area also provides access to riverside walks and open countryside, offering a great balance of city living and outdoor space.

AGENT NOTES

To the best of the Vendors knowledge, they have advised the following: -

Tenure: Freehold

Council Tax Band: D

Council: Exeter District Council

Parking: Off Road Parking

Green Fee: £278 Per Annum

Garden: Rear Three Tiered Garden

Electricity: Mains

Heating: Gas Central Heating

Water supply: Mains

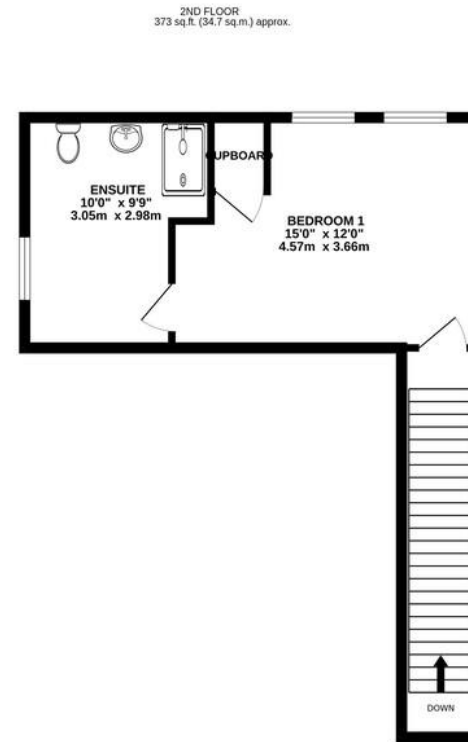
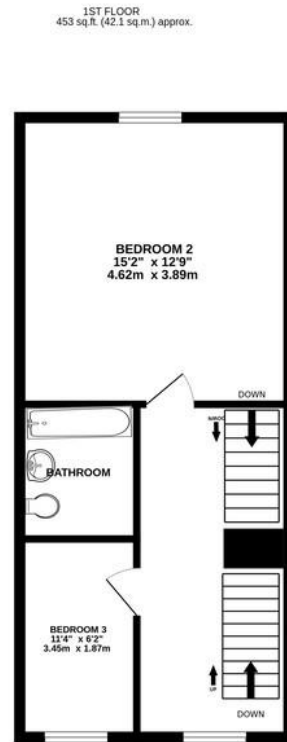
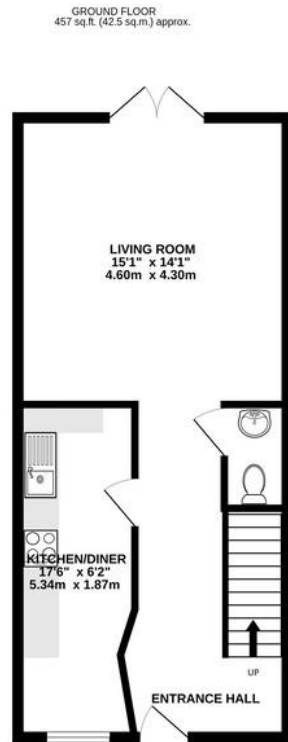
Sewage: Public

Broadband: Full Fibre Broadband With 1600 MPS

Download & 115MPS Upload

Mobile Signal: Several networks currently showing as available at the property including EE and Vodafone.





TOTAL FLOOR AREA : 1284 sq.ft. (119.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken in the preparation of these sales particulars, they are for general guidance only. All measurements, descriptions and other details are approximate and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves, as to the accuracy of the information by inspection, measurement or otherwise. If inadvertently omitted or inaccurate details come to light after distribution, East and West of Exe reserves the right to withdraw, amend and reissue this brochure without notice or liability for any financial loss prior to exchange of contracts. East and West of Exe has no authority to make legal representations or warranties in relation to the property, including but not limited to boundaries, environmental matters, planning, building regulations and title matters, and cannot enter into any contract on behalf of the Vendor. All offers are subject to contract and the Vendor reserves the right to refuse any offer without giving reason. We do not accept responsibility for any expenses incurred by prospective purchasers at any stage of the transaction, in relation to properties that have been sold, let, or withdrawn. These particulars are prepared in accordance with the Consumer Protection from Unfair Trading Regulations (2008) and the Business Protection from Misleading Marketing Regulations (2008). Any material information known to the agent has been disclosed; however, buyers must make their own enquiries to confirm any details that are material to their purchasing decision.



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