



6 Merlin Crescent, EX4 9AH
£250,000 Freehold


MARTIN&CO

Merlin Crescent

3 Bedrooms, 1 Bathroom

£250,000

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DESCRIPTION A three bedroom semi-detached property situated in a convenient location close to local amenities, schools and local supermarket. The spacious accommodation comprises Entrance Hall, Lounge, Kitchen with Utility Area, Three First Floor Bedrooms, Shower Room & Separate Cloakroom. Beautifully maintained large rear garden, enclosed front garden.

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ENTRANCE HALL Accessed via part frosted uPVC front door with front aspect frosted uPVC double glazed windows, door to Lounge, stairs to First Floor Landing, telephone point and radiator.

LOUNGE 20' 10" x 10' 8" (6.363m x 3.266m) Front aspect uPVC double glazed window with view over the front garden, gas flame effect fireplace with tiled surround & wooden mantel, T.V. point, coved ceiling, uPVC sliding doors to garden, door to Kitchen and radiator.

KITCHEN 9' 3" x 11' 4" (2.834m x 3.466m) Rear aspect uPVC double glazed window with view of rear garden, fitted range of eye & base level units with stainless steel sink, mixer tap & single drainer, roll edge work surfaces, integrated oven & hob with extractor fan above, plumbing for washing machine, further appliance space, wall mounted boiler, radiator, part frosted uPVC double glazed door leading to rear garden and access through to Utility Room.

UTILITY ROOM 11' 1" x 6' 0" (3.393m x 1.839m) Front aspect frosted uPVC double glazed window, understairs storage cupboards, floor mounted storage unit, radiator, part frosted uPVC double glazed door to front garden.

FIRST FLOOR LANDING Doors to Bedrooms 1, 2 & 3, Shower Room & Cloakroom, airing cupboard with shelving and electric wall mounted heater, access to loft void.

BEDROOM 1 10' 11" x 10' 8" (3.340m x 3.263m) Front aspect uPVC double glazed window, built-in double wardrobes with hanging space & shelving, radiator.

BEDROOM 2 12' 6" x 9' 10" (3.816m x 3.018m) Rear aspect uPVC double glazed window with view of rear garden and radiator.

BEDROOM 3 10' 7" x 6' 0" (3.251m x 1.852m) Front aspect uPVC double glazed window, storage cupboard and radiator.

SHOWER ROOM Rear aspect frosted uPVC double glazed window, walk-in shower cubicle, wash hand basin, part tiled walls and heated towel rail.

CLOAKROOM Rear aspect frosted uPVC double glazed window and low level W.C.

REAR GARDEN Beautifully maintained enclosed rear garden with large paved seating area which leads to a further lawned area with shrub borders and mature trees. To the side of the property is a gated access and wooden shed.







Martin & Co Exeter

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

