



Leworthy Drive
Exeter
Devon
EX1 3WN

Offers In Excess Of £445,000

bettermove

Leworthy Drive

Exeter

Bettermove are proud to present this 4 bedroom detached house in Exeter.

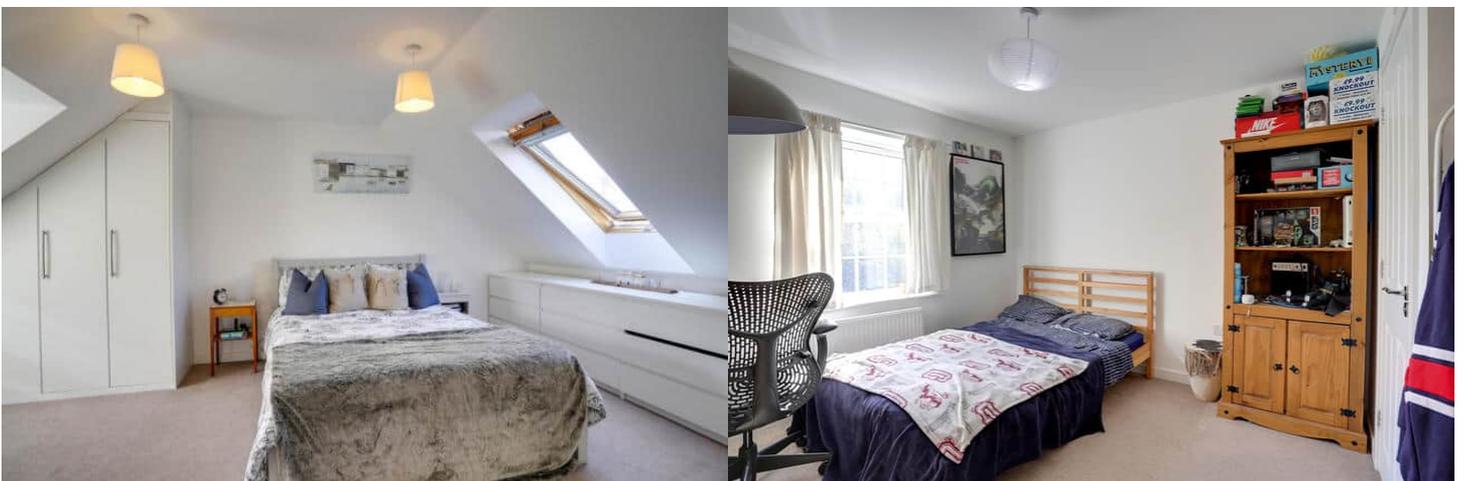
The property benefits from double glazing, gas central heating throughout and has off street parking available.

The council tax band is E.

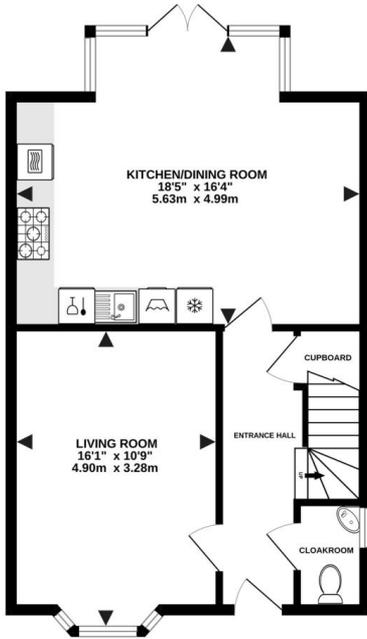
The interior of this beautifully presented property comprises a spacious living room, w/c and fitted kitchen diner on the ground floor. The first floor consists of 3 bedrooms, en-suite and the family bathroom. The second floor holds a further double bedroom with en-suite. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular city of Exeter, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M5, Pinhoe train station and local bus routes.

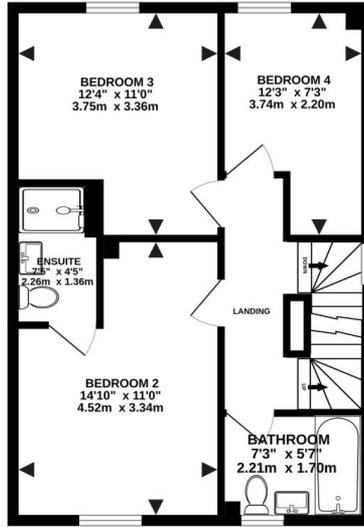
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



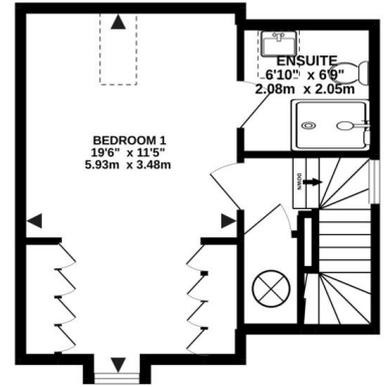
GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



2ND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 1394 sq.ft. (129.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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