



6 Zenith Magdalen Road Exeter  
Guide Price £415,000

1748 DREW  
PEARCE

- Superb cotemporary semi-detached town house
- Exclusive gated development near the city centre
- Excellent local amenities in Magdalen Road 'village'
- Gas central heating
- Hall and cloakroom
- Open plan kitchen/living/dining space with French doors to a sunny garden
- 3 Bedrooms (one en-suite)
- Family bathroom
- Allocated parking space



# 6 Zenith Magdalen Road Exeter EX2 4TE

A comparatively rare opportunity to acquire a stylish town house in an exclusive gated development in Exeter's most sought-after residential location. Zenith is conveniently located close to the superb local shops and restaurants in Magdalen Road 'village' and is within easy reach of the city centre and quayside.

This semi-detached house provides well-planned accommodation which offers under floor heating and a sunny enclosed rear garden accessed from the open plan living space. There are 3 bedrooms including an ensuite shower room and a family bathroom. An allocated parking space is provided and approached via the remote controlled electric gates.

## ACCOMMODATION

Hall

Cloakroom

Open plan kitchen/living/dining room

Kitchen Area

Dining Area

Lounge Area

Stairs to Landing

Bedroom 1

Bedroom 2

Bedroom 3

Family Bathroom

## OUTSIDE

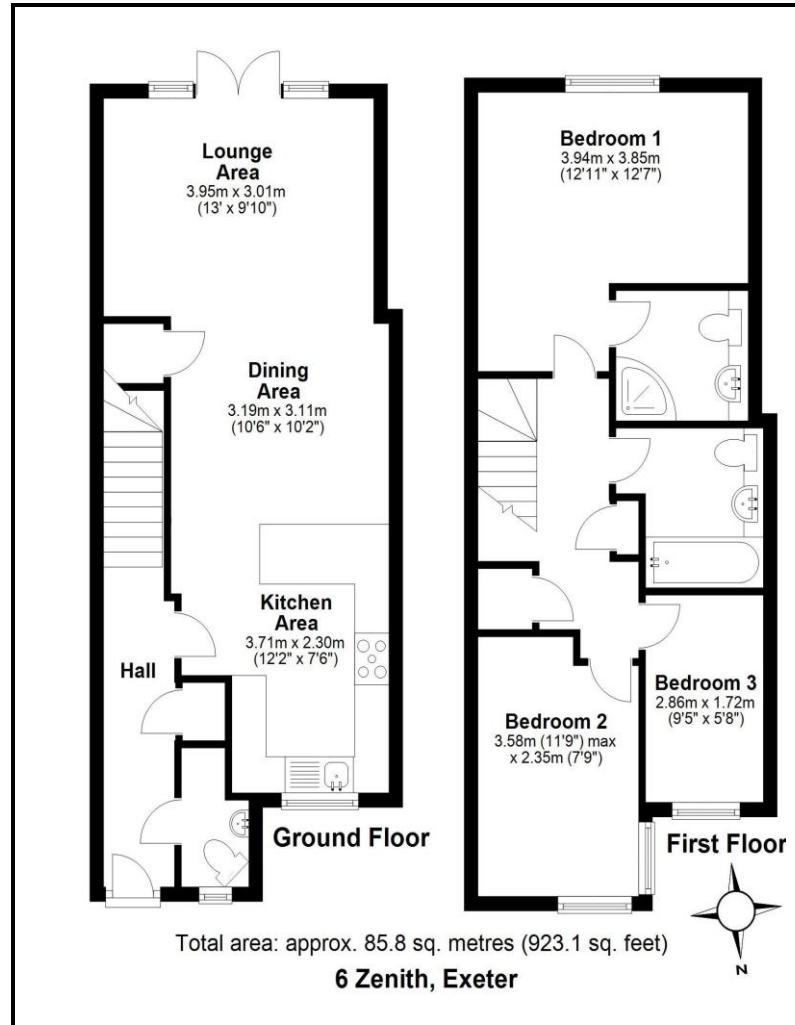
A sunny enclosed garden and an allocated parking space

## TENURE

Freehold

COUNCIL TAX BAND E

ENERGY EFFICIENCY RATING C



For viewing appointments  
and enquiries call  
**01392 201748**



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All dimensions are approximate.  
Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.  
Plans are provided for general guidance only and are not to scale.

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