

22 Sanson Close
 Stoke Canon
 Exeter
 EX5 4AQ

Beautifully presented and modernised four bedroom Chalet Bungalow with bathroom and shower room quietly located at the end of a small cul de sac within this popular village location - Viewing advised

£265,000 Freehold DFX07688



Accommodation

- * Four Bedrooms * Bathroom * Cloakroom * Separate Shower Room/Wc
- * Hallway * 19' Lounge * Dining Room * New Fitted Kitchen with Appliances * Secluded Level Gardens * Garage with Driveway

This is a deceptively spacious and much improved modern semi detached Chalet Bungalow enjoying a lovely open aspect to the rear. It is pleasantly located at the end of a small residential cul de sac, close to the centre of this popular village, some 3 miles to the North of Exeter. The village boasts a range of amenities including a Post Office Stores, Inn, Church, Primary School and a regular bus service into the City. There are also pleasant river and country walks nearby. The property has been the subject of modernisation and some recent improvements and benefits from Gas Central Heating and Upvc Double Glazing. There is a newly fitted kitchen with built in hob and oven and modern bathroom facilities including a separate shower room on the first floor. The ground floor bedrooms have been converted to provide an en suite dressing room, however it would be easy to separate them back into two separate bedrooms. Outside are level and sunny gardens which enjoy a good degree of privacy and there is parking on the driveway leading to the garage.

GROUND FLOOR: upvc double glazed entrance door with side windows to:

RECEPTION PORCH: 8' 0" x 7' 6" (2.44m x 2.28m) coat hooks, double glazed inner door to:

HALLWAY: two radiators, telephone point, large built in store cupboard with double doors, further cupboard

CLOAKROOM: with modern white suite comprising close coupled wc and handbasin with tiled splashback, wall mirror, tiled floor

BATHROOM: modern white suite comprising panelled bath with mains pressure shower and glazed side screen, pedestal washbasin, towel radiator, small wall cupboard

LOUNGE: 19' 0" x 11' 4" (5.79m x 3.45m) feature fireplace with electric fire, two radiators, tv point, upvc double glazed patio doors opening into the rear gardens

DINING ROOM: 14' 0" x 9' 0" (4.26m x 2.74m) radiator, upvc double glazed door to rear garden, archway through to:

KITCHEN: 9' 8" x 8' 0" (2.94m x 2.44m) newly refitted with inset single drainer stainless steel sink unit with mixer tap set in worktops which incorporate a four ring induction hob with glazed splashback and extractor hood over, eye level double oven, two double and single base units, appliance spaces with plumbing for washing machine and dishwasher,

tiled surrounds, range of matching wall units and glazed display cabinet with pelmet lighting below, spotlights, upvc double glazed door to rear garden

BEDROOM ONE: 10' 8" x 10' 1"max (3.25m x 3.07m) radiator, open aspect to the front, opening into:

BEDROOM TWO: 9' 0"max x 8' 6" (2.74m x 2.59m) (currently used as a dressing room but easily converted back to a bedroom), radiator, wall to wall built in wardrobes, outlook to the front

FIRST FLOOR LANDING:

BEDROOM THREE: 10' 10" x 10' 3" (3.30m x 3.12m) radiator, built in wardrobe with inner door providing access to under eaves storage space, views to the front

BEDROOM FOUR: 10' 4"max x 10' 3" (3.15m x 3.12m) radiator, boiler cupboard housing Worcester gas combi boiler for the hot water and central heating, Velux window with far reaching country views

SHOWER ROOM/WC: modern white suite comprising fully tiled and glazed shower cubicle with mains pressure shower, pedestal washbasin with tiled surround, close coupled wc, radiator, Velux window with country views to the rear

OUTSIDE:

REAR GARDEN: there are lovely sunny and secluded gardens being level and enjoying a high degree of privacy as they are not overlooked from behind, laid mainly to lawn with pretty flower beds having mature shrubs and tree, paved patio, cold water tap, Shed, Greenhouse. a rear entrance provides access to Chestnut Crescent

FRONT GARDEN: laid to lawn, wide driveway with parking leads to the:

GARAGE: 15' 3" x 8' 3" (4.64m x 2.51m) electric light and power, up and over door, rear upvc courtesy door to:

STOREROOM: 10' 5" x 6' 0" (3.17m x 1.83m) electric light and door to rear garden

ENERGY EFFICIENCY: Band C (Rating 69)

N.B: The Executor is an employee of Force and Sons



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