

19 Fouracre Close, Beacon Heath, Exeter, EX4 8LS



A three bedroom end of terrace property sat in the heart of Beacon Heath close to local amenities, a fantastic first time buy or investment opportunity. The accommodation comprises of entrance hall, kitchen, lounge, utility room, conservatory, three first floor bedrooms and bathroom. The property sits on a fantastic plot, boasting a large and private rear garden perfect for entertaining.

Viewing is highly recommended to appreciate the accommodation on offer.

Offers in the Region of £270,000 Freehold DCX01829

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The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

To the Front

Mainly laid to lawn with pedestrian access to the front door.

Entrance Hall

Accessed via uPVC part glazed front door. Door to the kitchen and lounge. Stairs to the first floor landing. Understairs storage cupboard. Laminate flooring.



Kitchen 13' 5" x 9' 1" (4.077m x 2.758m)

Front and side aspect uPVC double glazed windows. Fitted range of eye and base level units with sink and a half with mixer tap and single drainer. Wood effect work surfaces. Integrated oven and hob with extractor. Space for fridge and freezer. Integrated dishwasher. Breakfast bar. Cove ceiling. Radiator. Wall mounted boiler. Access to:



Utility Room 9' 2" x 4' 8" (2.790m x 1.419m)

Rear aspect uPVC double glazed window. Plumbing for washing machine. Further appliance space. Wood effect work surfaces. uPVC part frosted door to the side of the property.

Lounge 15' 1" x 11' 3" (4.595m x 3.417m)

Rear aspect uPVC double glazed doors leads to the conservatory. TV point. Inserted electric fireplace. Cove ceiling. Laminate flooring.



Conservatory 10' 2" x 9' 10" (3.094m x 3.006m)

Triple aspect uPVC double glazed windows. uPVC double glazed French doors to the rear garden.



Bedroom Three 8' 1" x 8' 9" (2.463m x 2.673m)

Front aspect uPVC double glazed window. Storage cupboard. Wood laminate flooring. Radiator.



First Floor Landing

Doors to Bedroom one, Bedroom Two, Bedroom Three and Bathroom. Access to the loft void above.

Bedroom One 10' 3" x 8' 8" (3.123m x 2.639m)

Rear aspect uPVC double glazed window. Laminate flooring. Radiator.



Shower Room

Rear aspect frosted uPVC double glazed window. Three piece suite comprising fully enclosed shower cubicle, low level WC, pedestal wash hand basin. Tiled walls. Radiator.



Bedroom Two 11' 2" x 11' 6" (3.398m x 3.501m)

Front aspect uPVC double glazed window. Built in wardrobe with hanging space. Radiator.



Rear Garden

Private enclosed rear garden with paved seating area. Lawned area. Shrub borders. Mature trees. Brick outbuildings. Raised flower beds. Two large sheds. Shingle area.





Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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Cooksleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

Energy rating and score

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		