

## 2 Sedgeclaire Close, Pinhoe, Exeter, EX1 3SU



A beautifully presented semi detached bungalow situated in a quiet cul-de-sac with accommodation comprising kitchen, lounge, conservatory, two double bedrooms, shower room, enclosed rear garden, garage and off road parking for two vehicles. Gas central heating and double glazed throughout.

**Offers in the Region Of £325,000   Freehold   DCX02181**

# 2 Sedgelaire Close, Pinhoe, Exeter, EX1 3SU

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:

### Kitchen 11' 10" x 9' 4" (3.60m x 2.85m)

Accessed via uPVC part glazed front door. Front and side aspect uPVC double glazed window. Beautifully fitted range of base and eye level units with stainless steel sink with mixer tap and drainer. Roll edge work surfaces. Part tiled walls. Integrated oven and hob with extractor fan above. Plumbing for washing machine. Further appliance space. Storage cupboard. Breakfast bar. Radiator. Doors to



### Inner Hallway

With doors to the lounge, bedrooms and bathroom. Loft access hatch.

### Bedroom One 15' 4" x 10' 0" (4.67m x 3.06m)

Front aspect uPVC double glazed window with view over the front garden. Full height wardrobes with hanging space and shelving. Coved ceiling. Telephone point. Radiator.



### Bedroom Two 10' 2" x 9' 3" (3.09m x 2.82m)

Rear aspect uPVC double glazed window with view over the rear garden. Coved ceiling. Radiator.



### Shower Room

Side aspect frosted uPVC double glazed window. Three piece white suite comprising fully enclosed shower cubicle with Mira shower. Wash hand basin with mixer tap and storage below. Low level WC. Part tiled walls. Heated towel rail.



### Lounge 14' 1" x 10' 9" (4.28m x 3.27m)

uPVC sliding doors leading to the conservatory. Television point. Wall mounted electric fire. Dado rail. Wall light. Radiator.



### Conservatory 10' 7" x 7' 7" (3.23m x 2.31m)

Dual aspect uPVC double glazed windows with view over the rear. Tiled flooring. uPVC part glazed door leads to the rear garden.



### Rear Garden

Private enclosed rear garden with two paved seating areas. Shingle area with shrub borders. Potting shed. uPVC part glazed provides access to the garage

### Garage

Metal up and over door.

### Off Road Parking

For two vehicles to the front of the property. Low maintenance garden area.



Total floor area 66.1 m<sup>2</sup> (711 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

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.

