

12 Farley Grove, West Clyst, Exeter, EX1 3YX



A truly stunning two bedroom end of terrace property situated in the highly sought after location of Westclyst. The property would make a fantastic first time buy with the current owners making many improvements with the accommodation comprises of Entrance Hall, Lounge, Kitchen/Diner, Two Double Bedrooms (including master en-suite) and Bathroom. You have a lovely, landscaped garden perfect for entertaining and the property benefits from a driveway providing parking for three vehicles.

Viewing is highly recommended to appreciate what is on offer.

Offers in the Region of £299,995

Freehold

DCX02018

12 Farley Grove, Westclyst, Exeter, EX1 3YX

Set in an established modern development built by Bloor Homes in 2018. The development offers a Co-op and Westclyst Community Primary School, with easy road access to nearby Broadclyst and further North to Cullompton and the M5 at Junction 28 (approximately 9 miles). Nearby Pinhoe offers a range of shopping facilities and also a main line train station between Exeter and Waterloo. From Pinhoe the main City of Exeter can be reached, with all of the facilities you would expect of a modern vibrant City.

THE ACCOMMODATION COMPRISES:

Entrance Hall

Accessed via uPVC part glazed front door. Door to the Lounge. Stairs to the first floor landing. Radiator.

Lounge 14' 8" x 10' 7" (4.47m x 3.22m)

Front aspect uPVC double glazed window. TV point. Understairs storage cupboard. Thermostat control point. Access through to:



Kitchen/Diner 10' 7" x 9' 10" (3.22m x 2.99m)

Rear aspect uPVC double glazed French doors and windows. Fitted range of eye and base level units with sink and a half with mixer tap and drainer. Part tiled walls. Integrated electric oven with hob above and extractor over. Integrated fridge and freezer. Integrated dishwasher. Dining area. Radiator. Access to:



Utility

Base level units. Concealed wall mounted boiler. Door to:

Cloakroom

Low level WC. Pedestal wash hand basin. Radiator.

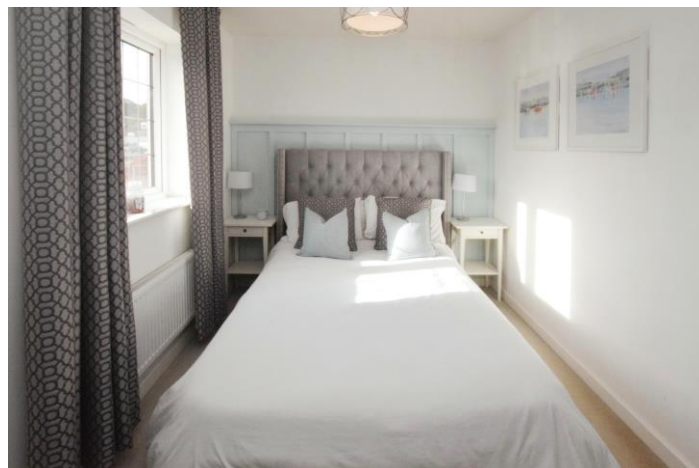
First Floor Landing

Doors to bedroom one, bedroom two and bathroom. Access to the loft void above. Radiator.



Bedroom One 9' 11" x 8' 11" (3.02m x 2.72m)

Rear aspect uPVC double glazed window. Radiator. Door to:



Bathroom

Side aspect frosted uPVC double glazed window. Three piece white suite comprising of panel enclosed bath with shower above. Low level WC. Wash hand basin with mixer tap and tiled splashback. Heated towel rail.



En-suite

Rear aspect uPVC double glazed frosted window. Fully enclosed shower cubicle. Low level WC. Pedestal wash hand basin. Heated towel rail. Extractor.

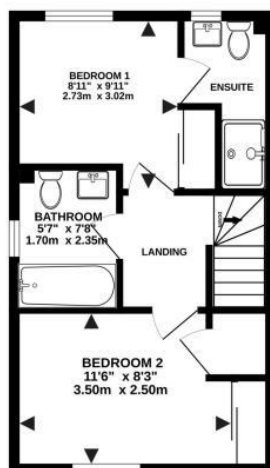
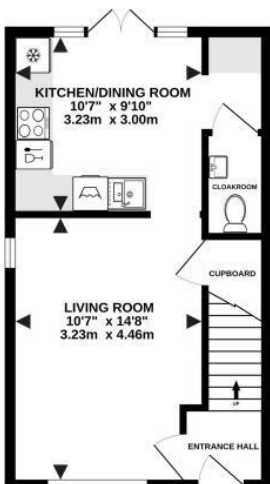
Bedroom Two 11' 6" x 8' 3" (3.50m x 2.51m)

Front aspect uPVC double glazed window. Radiator. Cupboard.



Outside

Fully enclosed rear garden by range of panel fencing. Beautifully landscaped by the current owners. Mainly laid to lawn with artificial grass. Pedestrian access to a patio area perfect for Alfresco dining. Wooden planters. Wooden shed. Gated side access. Driveway providing parking for three vehicles.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

Cookbooks 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.