

27 Admiral Way, Greenacres, Exeter, EX2 7GA



Cooksleys are proud to present to the market a four bedroom terraced property situated in the sought after Greenacres Development with stunning views over the communal green. A short walk to the local primary school and close to a popular secondary school, parks, Exeter Golf and Country Club and excellent access to Topsham with river walks and dedicated cycle lanes. The property provides easy access to all major road links, bus routes and Newcourt rail station. The accommodation is spread over three floors comprising of entrance hall, kitchen breakfast room, lounge, four bedrooms- master with en suite, family bathroom, enclosed rear garden, garage and off road parking for one vehicle.

Offered for sale with no onward chain. Viewing recommended.

Offers in the Region of £334,950

DCX01957

27 Admiral Way, Newcourt, Exeter, EX2 7GA

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.



Lounge 16' 1" x 11' 8" (4.898m x 3.560m)

Rear aspect uPVC double glazed window. Double glazed French doors leading to rear garden. TV point. Telephone point. Two radiators.

THE ACCOMMODATION COMPRISES:

Entrance Hall

Accessed via part-frosted front door. Doors to kitchen breakfast room and Lounge. Under stairs storage cupboard. Cloakroom. Turning staircase to first floor landing. Telephone point. Radiator

Cloakroom

Low level WC, pedestal wash hand basin. Part-tiled walls. Extractor fan. Radiator.

Kitchen/Breakfast Room 15' 0" x 9' 3" (4.573m x 2.826m)

Front aspect uPVC double glazed window with views over the communal green. Fitted range of high and base level units with stainless steel sink, mixer tap and single drainer. Rolled edge work surfaces. Part-tiled walls. Integrated oven and hob with extractor fan above. Further appliance space. Seating area. Concealed wall-mounted boiler. Radiator.



First Floor Landing

Doors to Bedroom Two, Bedroom Three, Bedroom Four and Bathroom. Airing cupboard with water tank and shelving. Further storage cupboard. Turning staircase to second floor landing.

Bedroom Two 13' 7" x 9' 2" (4.146m x 2.802m)

Front aspect French doors to Juliette balcony with a stunning view over the communal green. Telephone point. TV point. Radiator.





Bedroom Three 13' 2" x 7' 2" (4.024m x 2.194m)

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



Bedroom Four 8' 7" x 7' 7" (2.617m x 2.304m)

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



Bathroom

Front aspect frosted double glazed uPVC window. 3 piece suite comprising of panel enclosed bath with mixer tap and handheld shower above, low level WC and pedestal hand wash basin. Part-tiled walls. Shaver point. Extractor fan. Radiator.

Second Floor Landing

Door to Bedroom One

Bedroom One 21' 0" x 12' 7" (6.411m x 3.834m)

Front aspect uPVC double glazed window with a view over the communal green. Rear aspect Velux window. TV point. Telephone point. Thermostat control point. Access to loft void above. Two radiators. Door to en suite shower room.



En suite Shower Room

Three piece suite comprising fully enclosed shower cubicle, low level WC, pedestal hand wash basin with tiled splashback. Shaver point. Rear aspect uPVC double glazed frosted window. Extractor fan. Radiator.



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.

Rear Garden

Private enclosed, sunny aspect rear garden. Panel fencing. Paved seating area and path leading to further lawned area. Rear access to the garage and parking space. Spacious shed.



Garage

Metal up and over door and overhead storage.

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.