

12a The Firs, Bakers Hill, St Thomas, Exeter, EX2 9TD



A detached park home in need of some updating for the over 50's enjoying a good sized plot with gardens to 3 sides and views of the valley. Accommodation comprises a large Kitchen Dining room. Inner hallway, spacious Lounge, Three Bedrooms and a Bathroom. Additional benefits include bottled gas supplying central heating, double glazing and off road private parking. Good sized gardens, lean to, patio areas, shrubs, greenhouse and useful shed.

Offers in Excess of £100,000

Leasehold

DCX02044

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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.



Lounge 16' 2" x 10' 10" (4.926m x 3.302m)
Side and rear aspect double glazed windows. Electric fireplace. Dado rail. Radiator. Door to:

THE ACCOMMODATION COMPRISES:

Entrance Porch

Accessed via part frosted door. Front aspect window. Utility area. Part glaze door to the:

Kitchen/Diner 17' 10" x 8' 7" (5.446m x 2.605m)

Side and front aspect uPVC double glazed windows. Fitted range of eye and base level units with stainless steel sink with mixer tap and drainer. Roll edge work surfaces. Part tiled walls. Electric cooker point. Plumbing for washing machine. Seating area. Storage cupboard. Dado rail. Extractor. Double doors to the:



Inner Hallway

Door to bedroom one, bedroom two, bedroom three and bathroom. Airing cupboard housing boiler and shelving.

Bedroom One 11' 10" x 9' 8" (3.605m x 2.949m)

Front aspect uPVC double glazed window. Radiator.



Bedroom Two 9' 7" x 8' 5" (2.915m x 2.578m)

Side aspect uPVC double glazed window. Radiator. Opening to:

Cloakroom

Low level WC. Wash hand basin.



Bedroom Three 7' 11" x 7' 0" (2.424m x 2.133m)

Rear aspect uPVC double glazed window. Radiator.



Bathroom

Front aspect uPVC frosted double glazed window. Three piece suite comprising panel enclosed bath with Mira shower above. Low level WC. Wash hand basin. Part tiled walls. Radiator.



Garden 10' 3" x 8' 6" (3.119m x 2.589m)

Enclosed via panel fencing. Mature shrubs and borders. Various outbuildings. Paved seating areas. Lean measurements. Greenhouse.



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.

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