

6 Centurion Close, Exeter, EX1 3YW



A chance to acquire this fantastic four-bedroom, detached property located on the Taylor Wimpey development of Mayfield Gardens. This property is close to Pinhoe train station, great Primary and Secondary schools, local shops and amenities and has good links to the M5 and into the City. This 2022 built four bedroom detached house briefly comprises of four Double Bedrooms, Master with En-Suite, Bathroom, Kitchen/Diner with appliances, Lounge, Cloakroom, Private driveway providing parking for two/three vehicles, Garage, Enclosed easy to maintain rear garden. No chain. Viewing highly recommended!

Asking Price £395,000

Freehold

DCX01978

6 Centurion Close, Exeter, EX1 3YW

THE ACCOMMODATION COMPRISES:

Entrance Hall

Composite front door with doors to the Lounge, Kitchen Dining room. Cloakroom. Under stairs storage cupboard. Staircase to First Floor Landing. Radiator.

Lounge 15' 3" x 11' 11" (4.649m x 3.641m)

Font aspect uPVC double glazed window. TV point. Telephone point. Radiator.



Cloakroom

Low level WC. Pedestal wash hand basin with mixer tap and tiled splashback. Extractor fan. Radiator.



Kitchen/Diner 18' 10" x 9' 9" (5.749m x 2.981m)

Rear aspect uPVC double glazed window. Fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Rolled edge work surfaces. Double oven and hob with extractor fan above. Wall mounted concealed boiler. Further appliance space. Seating area. Radiator. uPVC French doors leading out the rear garden.

First Floor Landing

Doors to Bedroom 1, Bedroom 2, Bedroom 3, Bedroom 4 and Bathroom. Accessing loft void above. Radiator.

Bedroom One 11' 3" x 10' 4" (3.421m x 3.141m)

Rear aspect uPVC double glazed window with view over the rear garden. TV point. Telephone point.. Radiator. Door through to the en-suite shower room.



Ensuite Shower Room

3 piece suite comprising of fully enclosed shower cubicle, low level WC, wash hand basin with a mixer tap and tiled splashback. Extractor fan. Radiator.



Bedroom Four 11' 10" x 7' 11" (3.596m x 2.416m)

Front aspect uPVC double glazed window. Storage cupboard. Radiator.



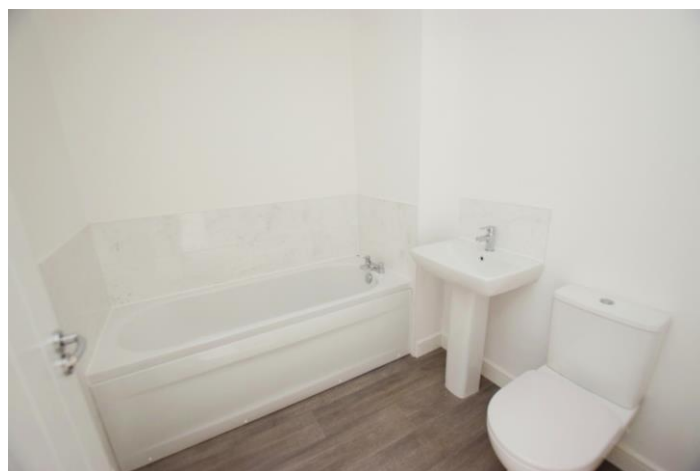
Bedroom Two 10' 7" x 9' 3" (3.236m x 2.831m)

Front aspect uPVC double glazed window. Radiator.



Bathroom

3 piece white suite comprising of panel enclosed bath with mixer tap, WC, pedestal wash hand basin with mixer tap. Part tiled walls. Extractor fan. Radiator



Bedroom Three 10' 9" x 7' 4" (3.269m x 2.241m)

Rear aspect uPVC double glazed window with view over rear garden. Built in wardrobe with hanging space and shelving. Radiator.



Rear Garden

Enclosed rear garden. Mainly laid to lawn with paved seating area. Gated side aspect.



Garage

Metal up and over door. Over head storage. Off road parking for two vehicles to the side of the property.

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.

Cooksheds 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.