



Attractive mid terrace three bedroom property situated on the eastern side of Exeter, and offers good access to local amenities, local train link and major road network. The property features; light and spacious living/dining room, kitchen, and lean-to. On the first floor are three good size bedrooms and bathroom. To the front of the property is an open front garden area which offers possibilities for off-road parking plus a useful garage located in a nearby block, and to the rear is a good sized level rear garden with gated rear access. The property will be sold Chain Free.

**Ash Farm Close**  
Exeter      £265,000

**West of** 

# Ash Farm Close Exeter £265,000

Attractive mid terrace house | Three good sized bedrooms | Spacious double aspect living/dining room | Fitted kitchen | Lean-to | Bathroom | Garage located in near-by block | Enclosed rear garden | Good access to all amenities | Chain Free

## PROPERTY DETAILS:

### APPROACH

Upvc part glazed front door to enclosed entrance porch.

### ENTRANCE PORCH

Core matting flooring. Space for coats and shoes. Upvc double glazed window to front aspect. Glass panel door to entrance hallway.

### ENTRANCE HALLWAY

Stairs to first floor. Coat hanging space. Radiator. Double doors to living room.

### LIVING ROOM

24' 4" x 11' 2" (7.42m x 3.4m) (max) Light and spacious double aspect room with Upvc double glazed window to front aspect and Upvc double glazed sliding patio door to lean-to. Two radiators. TV and telephone points. Door to understair cupboard.

### KITCHEN

8' 7" x 7' 4" (2.62m x 2.24m) Fitted kitchen with range of base, wall and drawer units in a grained green finish with wood trim. Roll-edge worktop with tiled surround and inset stainless steel sink. Space for slot-in electric cooker. Space and plumbing for washing machine. Space for freestanding fridge/freezer. Wall mounted gas boiler. Upvc double glazed door to garden and Upvc double glazed window to rear.

### LEAN-TO

6' 8" x 6' 8" (2.03m x 2.03m) Useful room with large glass sliding window to rear aspect. Glass panel door to garden. Power point and lights.

## FIRST FLOOR

### STAIRS/LANDING

Stairs from entrance hallway to first floor landing. Hatch to loft space with pull-down ladder. Door to storage cupboard complete with shelving. Doors to bedrooms and bathroom.

### BEDROOM 1

11' 8" x 8' 5" (3.58m x 2.57m) (plus wardrobes) Spacious double bedroom with Upvc double glazed window to front aspect. Radiator. Range of built-in wardrobes complete with hanging rails and shelving.

### BEDROOM 2

10' 7" x 8' 4" (3.23m x 2.54m) (max) Further spacious double bedroom with Upvc double glazed window to rear aspect with outlook over the gardens. Radiator. Range of built-in high level storage cupboards.

### BEDROOM 3

8' 6" x 5' 9" (2.59m x 1.75m) (max) Good sized single bedroom with Upvc double glazed window to front aspect. Sliding doors to overstore storage cupboard complete with shelving.

### BATHROOM

5' 8" x 5' 8" (1.73m x 1.73m) Upvc double glazed window to rear aspect with obscure glass. Suite comprising: low level w.c., pedestal hand wash basin and bath with tiled surround and mixer shower over. Radiator.

## OUTSIDE

### FRONT

Open front garden area laid to gravel and paving with a couple of raised flower beds and path to front door.

### REAR GARDEN

Good sized enclosed low maintenance level rear garden laid to gravel and edged with flower borders and path leading down to gated rear access and fitted garden shed.

### GARAGE

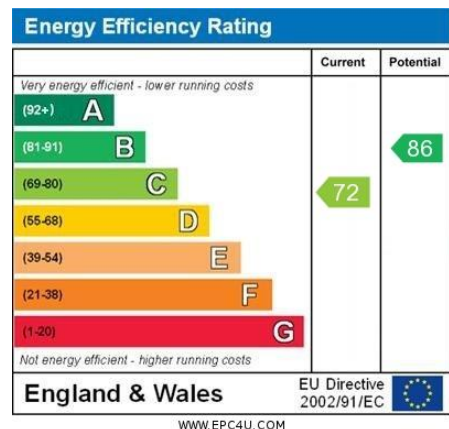
Single garage located in near-by block.

## AGENTS NOTES

The property is Freehold.  
Council Tax Band: B - Exeter City Council



Measurements are approximate. Not to scale. Illustrative purposes only.  
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