



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 EXE

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 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" (3.56m 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 overstair 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

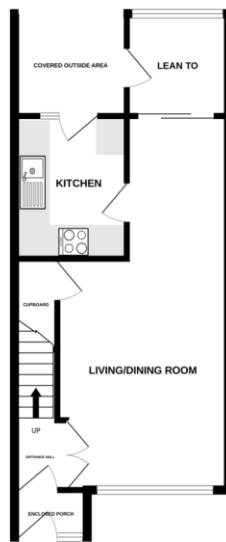
Single garage located in near-by block.

AGENTS NOTES

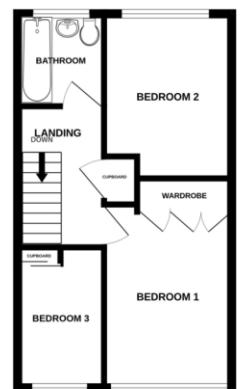
The property is Freehold.

Council Tax Band: B - Exeter City Council

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with MySight 12.0.2

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	86
(81-91)	B	72
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd, Reg. no. 07121967

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