



East of 
ESTATE AGENTS

Celtic Close
Exeter £565,000

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This beautiful, detached property is one of the prestigious 'David Wilson', 'Holden Range' and is presented in fantastic condition throughout. Located in a quiet cul-de-sac in the hamlet of Monkerton the property is within a short walking distance to the facilities of Pinhoe village along with the train station accessing Exeter St Davids and Waterloo line and is within easy transport links to the city and to the M5/A30 corridor. The property offers spacious open planned living with a large kitchen/diner overlooking the rear garden, along with a generous lounge, office and cloakroom. On the first floor are four bedrooms with master en-suite and a family bathroom. To the side is the garage with ample parking for two vehicles with a delightful two-tiered garden and patio located to the rear.

Four Bedrooms with Master En-Suite | Detached |
Open Planed Kitchen, Diner | Living Room | Study |
Family Bathroom | Cloakroom | Utility Room | Rear
Garden | Garage & Ample Parking

LOCATION

Celtic Close is a delightful quiet cul-de-sac built by the renowned 'David Wilson' group and is located in the hamlet of Monkerton which borders the parish of Pinhoe. The village of Pinhoe has a thriving centre with local shops, eateries and medical facilities and is ideally located for commuting as Pinhoe station lies on the main rail route from Exeter St Davids station to London Waterloo, and also, for accessing the main M5/A30 trunk Roads with the Met Office, Sowton Industrial Park and Exeter Business Park just minutes away.



DESCRIPTION

A lovely wide hallway greets you with the stairs leading to the first floor, and located below is the cloakroom with under-stair storage. To the side of the front door is the office and across the hallway is a spacious lounge with a bay window to the front. Out to the rear is a spacious open planned kitchen/diner with the trademark 'David Wilson' glazed room extending out into the garden. The kitchen is fully fitted with ivory wall and base units with deep pan drawers, topped with an oak effect wooden worktop and to the side is a utility room with an integrated washing machine as well as space for a tumble dryer. Up on the first floor is the master en-suite fitted with built-in wardrobes and an en-suite shower room, along with three further generous bedrooms and the family bathroom which hosts both a bath and separate shower cubicle.

GARDENS AND GROUNDS

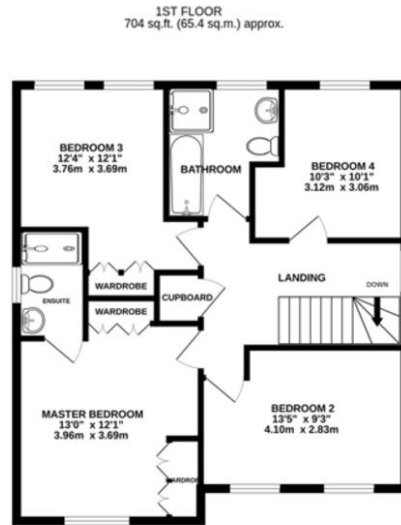
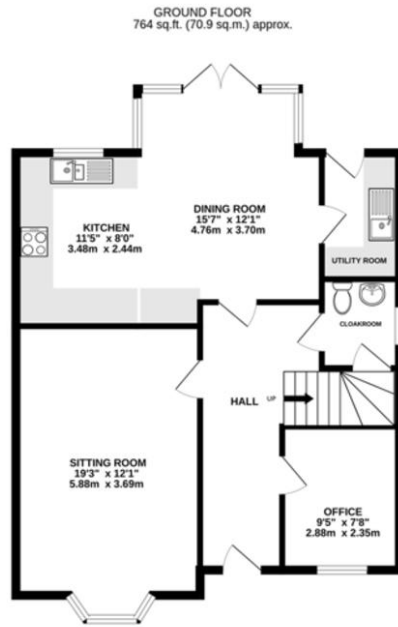
The property sits in a quiet cul-de-sac with a small, gravelled garden to the front. To the side of the property is two off-road parking spaces in front of the garage and to the rear is a delightful garden with a patio running along the length of the property and a tiered grass lawn below divided by flower beds rich with flowering plants and shrubs.

AGENTS NOTES

This property is Freehold

Council Tax Band 'F'





TOTAL FLOOR AREA: 1686 sq.ft. (156.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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