



East of 
ESTATE AGENTS

Whitebeam Close
Exeter £250,000

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Perfect First-Time Buyer or Investment Opportunity in Exeter!

Welcome to this charming two-bedroom mid-terraced house located in the sought-after Whitebeam Close, Exeter. Perfectly positioned, this delightful mid-terraced home offers a versatile and comfortable living space. Boasting two bedrooms, a spacious living room, and a bright, airy kitchen, it's perfect for modern living. The property features well-maintained front and rear gardens, a garage, and dedicated parking, ensuring practicality and convenience. Located in a desirable residential area, this home combines comfort with an excellent investment opportunity. Don't miss out on this fantastic property!

Perfect First Time Buyers or Investment Home! | 2-Bedroom Mid-Terraced House | Inviting Front Lawn Offering Curb Appeal | Large Living room | Bright Kitchen | Two Spacious Bedrooms | Family Bathroom | South Facing Garden | Garage and Allocated Parking | Prime Location

APPROACH

Upvc part glazed front door to entrance lobby.

ENTRANCE LOBBY

Small entrance lobby with coat hanging space and cupboard housing utility meters. Door to living room.

LIVING ROOM

Light and spacious living room with large Upvc double glazed box bay window to front aspect. Two radiators. Wall mounted electric living flame fire. TV and telephone points. Stairs to first floor. Glass panel door to kitchen/dining room.

KITCHEN/DINING ROOM

Further spacious room with Upvc double glazed window to rear aspect with outlook over the garden. Fitted kitchen with range of base and wall units in cream with wood effect trim. Wood effect worktop with tiled surround and inset acrylic sink with mixer tap. Space for slot-in electric cooker and freestanding fridge/freezer. Space and plumbing for washing machine. Radiator. Wall mounted recently updated Worcester combi boiler. Part glazed Upvc double glazed door to garden.



FIRST FLOOR

STAIRS/LANDING

Stairs from living room to first floor landing. Hatch to loft space. Doors to bedrooms and bathroom.

BEDROOM 1

Large double bedroom with Upvc double glazed window to front aspect. Radiator. Door to storage cupboard complete with shelving. Louvre door to airing cupboard complete with radiator and shelving.

BEDROOM 2

Good sized single bedroom with Upvc double glazed window to rear aspect with fantastic views over Exeter and down towards the Exe estuary and Haldon Hill beyond. Radiator. Door to deep over stair storage cupboard.

BATHROOM

Upvc double glazed window to rear aspect with obscure glass. Coloured suite comprising; low level w.c., pedestal hand wash basin, and bath with tiled surround, with mixer tap and shower head attachment. Radiator. Light with shaver point. Part tiled walls.

OUTSIDE

FRONT

Small open front garden laid to lawn with four shallow steps and railing leading down to the front entrance.

REAR GARDEN

Attractive southerly facing rear garden laid mainly to lawn and edged with mature borders, with central path leading down to gated side access.

PARKING AND GARAGE

The property benefits from an allocated parking space for one vehicle and single garage located near to the property.

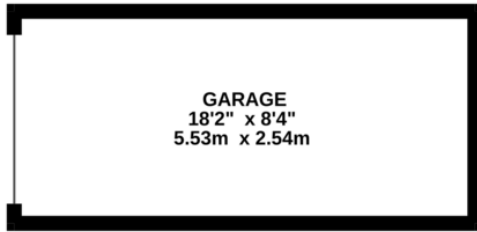
AGENTS NOTES

The property is Freehold.

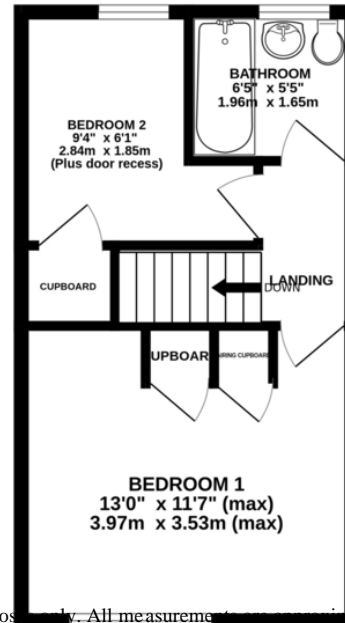
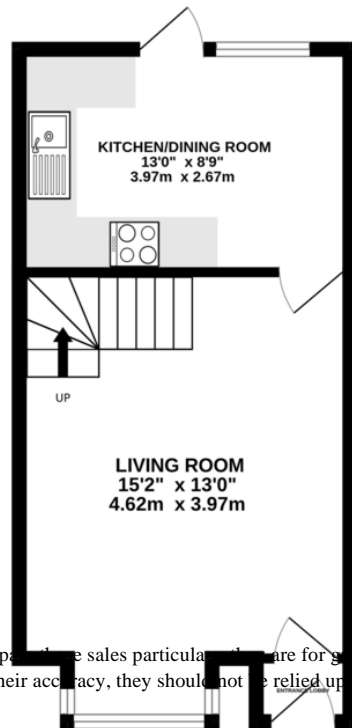
Council Tax Band: B - Exeter City Council



GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
312 sq.ft. (28.9 sq.m.) approx.



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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

TOTAL FLOOR AREA: 798 sq.ft. (74.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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