

## 21 Trafalgar Road, Newcourt, Exeter, EX2 7GF



Cooksleys are pleased to offer to the market this well presented 3 bedroom detached property tucked away in a prime position and conveniently located within close proximity to both Topsham and the City Centre, with Newcourt Train Station and plenty of other local amenities close by. The spacious accommodation benefits from an entrance hall, lounge, kitchen with a large dining area, cloakroom, conservatory, three first floor bedrooms, ensuite to the master bedroom, family bathroom, enclosed rear garden a large summer house/home office, off road parking and a garage. Viewing is highly recommended.

**Offers in Excess of £375,000    Freehold    DCX02583**

# 21 Trafalgar Road, Newcourt, Exeter, EX2 7GF

The Cathedral City of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

## THE ACCOMMODATION COMPRISES:

### Entrance Hall

Access via part frosted front door with doors to the lounge, kitchen/diner, cloakroom and understairs storage cupboard. Stairs to the first floor landing. Telephone point and radiator.

### Lounge 18' 7" x 9' 10" (5.672m x 2.997m)

Front aspect uPVC double glazed window. Electric Fireplace, television point, two radiators and French doors leading to the conservatory.



### Conservatory 13' 10" x 9' 7" (4.210m x 2.913m)

Triple aspect uPVC double glazed windows. uPVC double glazed door leads to the rear garden. Television point and wall lights.



### Cloakroom

Rear aspect uPVC double glazed frosted window. Low level WC, pedestal wash hand basin, extractor fan and radiator.

### Kitchen/ Diner 19' 3" x 8' 3" (5.860m x 2.503m)

Front and side aspect uPVC double glazed windows. Fitted range of eye and base level units with stainless steel sink and a half with mixer tap and single drainer. Roll edge work surfaces, part tiled walls. Integrated double oven and hob with extractor fan above. Plumbing for washing machine and dishwasher. Further appliance space. Large seating area. Radiator and large uPVC French doors lead to the rear garden.



### First Floor Landing

Rear aspect uPVC double glazed window. Doors to bedroom one, bedroom two, bedroom three and bathroom. Access to loft void above. Radiator.



### Bedroom One 12' 7" x 9' 11" (3.826m x 3.026m)

Rear aspect uPVC double glazed window with view over the rear garden. Built in double wardrobe with hanging space and shelving, television point and radiator. Door to En-suite.



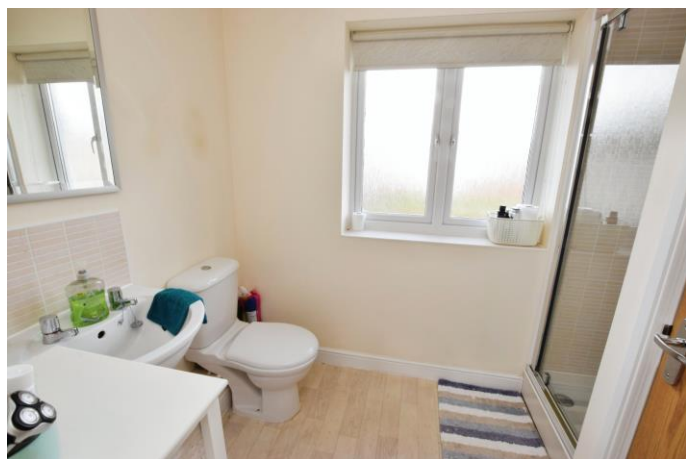
### Bedroom Three 8' 7" x 6' 5" (2.625m x 1.948m)

Rear aspect uPVC double glazed window with view over the rear garden. Floor to ceiling wardrobes with hanging space and shelving. Radiator.



### En-Suite

Front aspect frosted uPVC double glazed window. Three piece suite comprising fully enclosed shower cubicle, low level WC and pedestal wash hand basin. Shaver point, storage cupboard, spotlighting, extractor fan and radiator.



### Bathroom

Front aspect frosted uPVC double glazed window. Three piece suite comprising panel enclosed bath with handheld shower above, low level WC, pedestal wash hand basin, shaver point, spotlighting, extractor fan and heated towel rail.



### Bedroom Two 9' 7" x 8' 4" (2.921m x 2.540m)

Front aspect uPVC double glazed window. Radiator.



### Rear Garden

Private enclosed low maintenance rear garden with large shingle area, paved seating area and 3g grass. Decked seating area, two sheds, large log cabin and door through to the garage.



### Garage

Metal up and over door. Light and power.

### Front of the Property

Off road parking for one vehicle.

### Extra information

The property benefits from solar panels to the rear.

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.

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