

## 28 Garland Close, Exwick, Exeter, EX4 2NS



A spacious three bedroom property arranged over three floors in popular Exwick close to local amenities. The accommodation comprises Entrance Hall, First Floor Landing, Lounge, Kitchen, Second Floor Landing, Three Second Floor Bedrooms, Bathroom and a large garage. The property benefits from a large garden with stunning views over the City and open countryside, and driveway providing off road parking for two vehicles.

**Asking Price    £249,950    Freehold    DCX01751**

# 28 Garland Close, Exwick, Exeter, EX4 2NS

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

Accessed via part frosted front door. Doors to Garage. Understairs storage cupboard. Turning staircase to the first floor landing. Electric night storage heater.

### First Floor Landing

Door to the:

### Lounge 15' 6" x 15' 6" (4.714m x 4.714m)

Twin front aspect sealed unit double glazed windows. Wall mounted electric fireplace. Telephone point. TV point. Wall mounted heater. Door through to:



### Kitchen 8' 10" x 8' 7" (2.697m x 2.611m)

Fitted range of eye and base level units with stainless steel sink with single drainer. Roll edge work surfaces. Part tiled walls. Integrated oven and hob with extractor above. Plumbing for washing machine. Further appliance space. Wall mounted heater.



### Second Floor Landing

Turning staircase to the second floor landing. Rear aspect window and door to the rear garden. Doors to Bedroom One, Bedroom Two, Bedroom Three and Bathroom. Walk in airing cupboard with water tank and shelving.

### Bedroom One 10' 11" x 9' 0" (3.334m x 2.753m)

Front aspect concealed unit double glazed window. Electric wall mounted heater.





### Bedroom Two 9' 0" x 7' 9" (2.740m x 2.366m)

Rear aspect sealed unit double glazed window. Wall mounted electric heater.



### Bedroom Three 9' 8" x 6' 2" (2.938m x 1.877m)

Front aspect sealed unit double glazed window. Electric wall mounted heater.



### Bathroom

Three piece suite comprising panel enclosed bath with mixer tap and hand held shower above. Low level WC. Pedestal wash hand basin. Part tiled walls. Shaver point. Extractor fan. Electric wall mounted heater.



### Outside

To the front of the property is off road parking for two vehicles. Lawned area. Pedestrian access to the front door. Tiered rear garden. Paved seating area. Steps to further lawned area.



### Garage 22' 1" x 8' 11" (6.741m x 2.722m)

Light and power. Metal up and over door.



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.

Cookbooks are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

