

## 3 Clover Avenue, Exeter, EX4 2PU



A well presented three bedroom detached property in the popular and convenient location of Exwick.

The property would make a great first time buy or investment purchase and the accommodation comprises of Entrance Hall, Lounge, Dining Room, Kitchen, Three First Floor Bedrooms (including master en-suite) and Family Bathroom. The property also benefits from a private, enclosed rear garden, garage and further parking space. No onward chain is anticipated.

**Offers in the Region of £285,000      Freehold      DCX02030**

# 3 Clover Avenue, Exeter, EX4 2PU

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 glazed front door. Doors to lounge, kitchen, dining room and cloakroom. Stairs to the first floor landing. Thermostat control point. Wood laminate flooring. Radiator.

### Lounge 15' 10" x 10' 1" (4.826m x 3.069m)

Front aspect uPVC double glazed window. Rear aspect uPVC double glazed French doors to the rear garden. Electric fireplace with wooden mantle. TV point. Telephone point. Radiator.



### Dining Room 9' 5" x 8' 5" (2.861m x 2.562m)

Front aspect uPVC double glazed window. Radiator.



### Kitchen 12' 9" x 7' 1" (3.898m x 2.171m)

Rear aspect uPVC double glazed window. Fitted range of eye and base level units with sink with single drainer and mixer tap. Roll edge work surfaces. Part tiled walls. Integrated oven and hob with extractor above. Plumbing for washing machine. Concealed wall mounted boiler. Breakfast bar. Further appliance space. Understairs storage cupboard. Radiator. Part glazed door to the rear garden.



### Cloakroom

Front aspect uPVC double glazed frosted window. Low level WC. Wash hand basin. Radiator.

### First Floor Landing

Rear aspect upVC double glazed window. Doors to bedroom one, bedroom two, bedroom three and bathroom.

### Bedroom One 12' 10" x 8' 9" (3.906m x 2.668m)

Front aspect uPVC double glazed window. Built in wardrobes with hanging space and shelving. Access to the loft void above. Radiator. Door to:



### En-suite

Side aspect frosted uPVC double glazed window. Three piece suite comprising fully enclosed shower cubicle. Low level WC. Wash hand basin with mixer tap. Extractor.

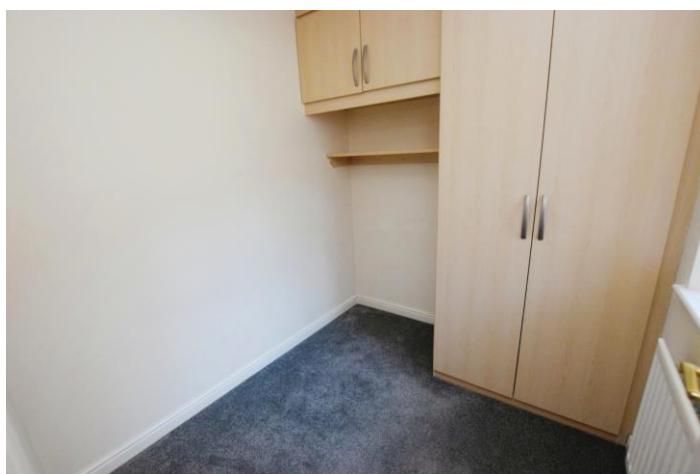
### Bedroom Two 10' 1" x 9' 1" (3.072m x 2.762m)

Front aspect uPVC double glazed window. Wardrobes with hanging space and shelving. Cupboard housing water tank and further hanging space. Radiator.



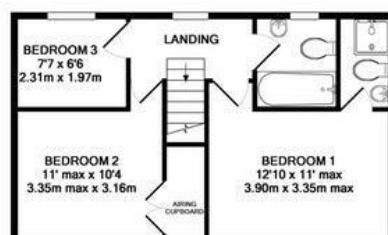
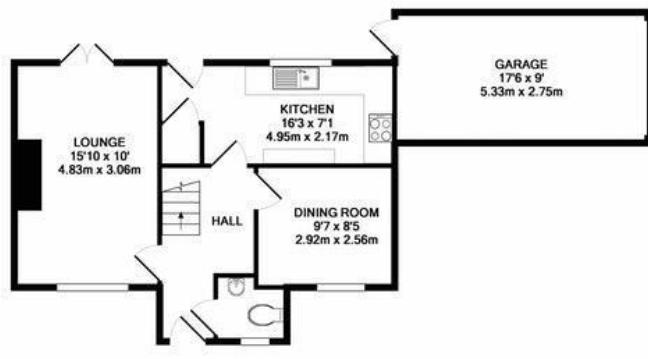
### Bedroom Three 7' 2" x 6' 4" (2.189m x 1.941m)

Rear aspect uPVC double glazed window. Built in double wardrobe with hanging space and shelving. Radiator.



### Bathroom

Rear aspect uPVC frosted double glazed window. Three piece suite comprising panel enclosed bath with mixer tap and shower above. Low level WC. Wash hand basin with mixer tap and storage below. Part tiled walls. Extractor. Shaver point. Radiator.



TOTAL APPROX. FLOOR AREA 994 SQ.FT. (92.3 SQ.M.)

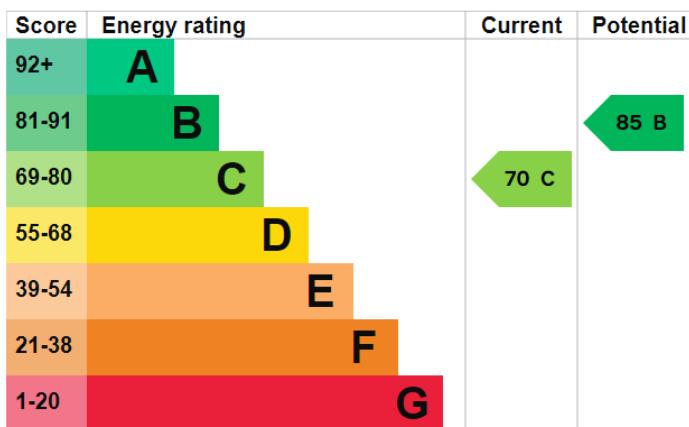
### Rear Garden

Private enclosed rear garden by brick wall. Paved seating area. Lawn with shrub borders. Access to the:



## Garage

Electric metal up and over door. Off road parking for one vehicle.



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.

Cooksleys 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.