

4 Gittisham Close, Exeter, EX1 3UL



Offered for sale this stunning two bedroom coach house which has been refurbished to a high standard. The property is situated in a quiet no through road location overlooking open parkland with mature trees yet with excellent access to Exeter city centre and the M5. The accommodation comprises entrance hall, lounge, landing/dining area, kitchen, two bedrooms, bathroom, garage and off road parking for two vehicles. Viewing is highly recommended.

Asking Price **£195,000** **Freehold** **DCX00983**

4, Gittisham Close, Exeter, EX1 3UL

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 a uPVC double glazed front door, stairs to the first floor, wall mounted heater.

Landing/Dining Area 11' 10" x 9' 7" (3.60m x 2.92m)

Rear aspect uPVC double glazed window with views over the quiet cul-de-sac, archway to the lounge, doors to the kitchen, bedroom one, bedroom two, bathroom, airing cupboard with a hot water tank and slated shelving, seating area, electric heater.



Lounge 12' 4" x 11' 1" (3.76m x 3.38m)

Front aspect uPVC double glazed box bay window with views over open park land with mature trees, TV point, telephone point, electric heater.



Kitchen 9' 0" x 6' 3" (2.74m x 1.90m)

A recently refitted kitchen with a rear aspect uPVC double glazed window, range of modern eye and base level units, stainless steel sink and drainer with a mixer tap, rolled edge work surfaces, part tiled walls, integrated oven and hob with an extractor fan above, plumbing for a washing machine, space for a fridge/freezer, heated towel rail.



Bedroom One 10' 9" x 9' 2" (3.27m x 2.79m)

Front aspect uPVC double glazed window with views over open park land, floor to ceiling wardrobes with hanging space and shelving, further storage cupboard, access to the loft void above which is fully boarded and has light and power, TV point, telephone point, electric heater.



Bedroom Two (L Shaped) 7' 10" x 8' 5" (2.39m x 2.56m) Max

Front aspect uPVC double glazed window with stunning views, TV point, electric heater.



Bathroom 6' 5" x 5' 7" (1.95m x 1.70m)

Front aspect uPVC frosted double glazed window, a beautifully fitted three piece white suite comprising, panelled bath with a folding shower screen, wall mounted shower unit, wash hand basin with a mixer tap, low level WC, part tiled walls, Non-slip flooring, electric heater.



Outside

The property comes with a portico entrance with two outside lights, access to the communal green with a childrens play area, off road parking for two cars and access to the garage.

Garage 17' 4" x 8' 9" (5.28m x 2.66m)

Accessed via a metal up and over door, light and power with a storage recess.

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.

