

12 Elaine Close, Exeter, EX4 9BP



Located in a quiet residential cul-de-sac, this three bedroom terraced house presents an excellent opportunity for buyers looking to put their own stamp on a property. Requiring a degree of modernisation, this home offers great potential to improve, extend or refurbish (subject to the necessary consents) and would appeal to first-time buyers, families, or investors alike. The property offers well-proportioned accommodation with scope to reconfigure to suit modern living. Outside, there is private outdoor space providing further potential for landscaping or enhancement. Elaine Close is conveniently positioned close to local amenities, schools, and transport links. With the right vision, this property could be transformed into a fantastic long-term home or investment.

Offers in the Region of £230,000 Freehold DCX02879

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THE ACCOMMODATION COMPRISES:

Entrance Hall

Access via UPVC part-glazed front door with front aspect UPVC double glazed frosted windows. Access through to the lounge, stairs to first floor landing, telephone point, and radiator.

Lounge 17' 6" x 11' 1" (5.341m x 3.388m)

Front and rear aspect UPVC double glazed windows, television point, coved ceilings, spotlighting, and radiator. With access through to the Kitchen.



Kitchen/Diner 17' 9" x 11' 4" (5.401m x 3.467m)

Rear aspect UPVC double glazed window with view of the rear garden, front aspect frosted UPVC double glazed window, 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 oven and hob with extractor fan above, plumbing for washing machine, further appliance space, under stairs storage cupboard, seating area, wall-mounted boiler, UPVC part-frosted door leading to the rear garden, front aspect UPVC double glazed door, radiator and breakfast bar.



First Floor Landing

With doors to Bedroom One, Bedroom Two, Bedroom Three and Bathroom. Also with rear aspect UPVC double glazed window with view of the rear garden, and access to loft void above.

Bedroom One 11' 5" x 11' 0" (3.491m x 3.361m)

Front aspect UPVC double glazed window, wardrobe and radiator.



Bedroom Two 12' 3" x 8' 3" (3.730m x 2.520m)

Front aspect UPVC double glazed window, shelving and radiator.



Bedroom Three 11' 1" x 6' 3" (3.372m x 1.902m)
Rear aspect UPVC double glazed window with view of the rear garden, and a radiator.



Bathroom

Rear aspect frosted UPVC double glazed window, three-piece white suite, including panel enclosed bath with shower above, low-level WC, and wash hand basin with mix tap. Part-tiled walls, spot lighting and heated towel rail.



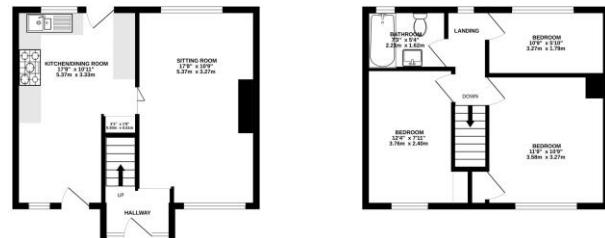
Rear Garden

Private enclosed landscaped rear garden with large lawn area and part-built outbuilding to the rear. Front of property is main laid-to-lawn with pedestrian access to the front door.



GROUND FLOOR
392 sq ft. (36.4 sq.m.) approx.

1ST FLOOR
379 sq ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 771 sq ft (71.6 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and should be used as a guide only. Prospective buyers must satisfy themselves as to the correctness of these measurements and any other information contained within the floorplan. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not to scale and should not be used as such. It is the responsibility of the buyer to have an independent survey carried out and to make an informed decision.

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.

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Energy performance certificate (EPC)



Property type

Mid-terrace house

Total floor area

74 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)