

## 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.



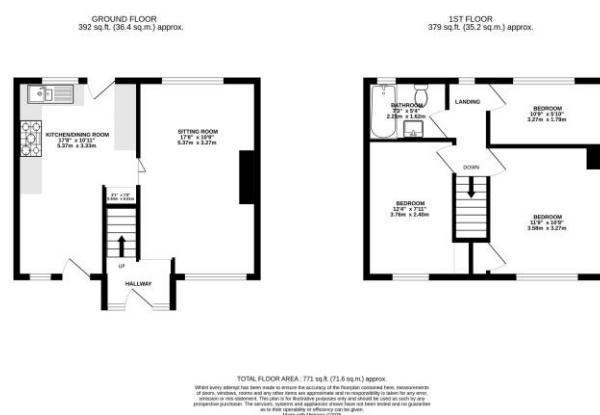
### Bathroom

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, spotlighting 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.



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.

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Cookleys 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)

12 Elaine Close EXETER EX4 9BP	Energy rating	Valid until:	15 January 2036
	<b>C</b>	Certificate number:	 0390-2495-1590-2096-2841

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.](#)