



Sycamore Close, Exeter, EX1

Guide Price £260,000



Key Features

- Garage
- Driveway
- Large plot
- Great first home/investment
- Superb location
- Early viewing advised



EARLY VIEWING ADVISED. A superb opportunity to purchase a well rounded three bedroom house with a garage and driveway offering the potential for any buyer to add their own stamp.





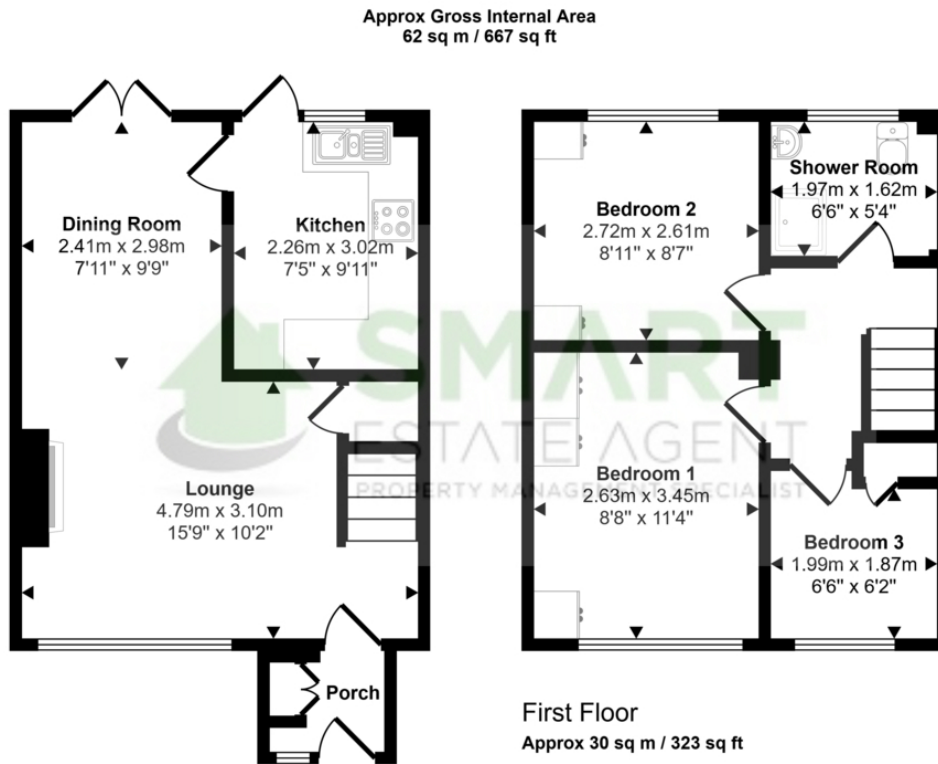
Upon entering the home, you are welcomed by a convenient entrance porch perfect for storing coats and shoes. Following on from the entrance porch you will find the sizeable living area which offers ample room for furniture in addition to being light and airy thanks to the large double-glazed upvc window facing the front of the property.

The kitchen is situated to the rear of the property and provides access to the rear garden. The kitchen itself is well equipped with a range of base and eye level units, space and plumbing for a dishwasher/washing machine, as well as space for a fridge/freezer, there is also an integrated four ring gas hob.

On the first floor are two well-proportioned double bedrooms with the master and second being especially sizeable with fitted wardrobes and plenty of space for bedroom furniture. The three-piece shower room is located within easy access to both bedrooms and incorporates a WC, wash hand basin and generous sized shower.

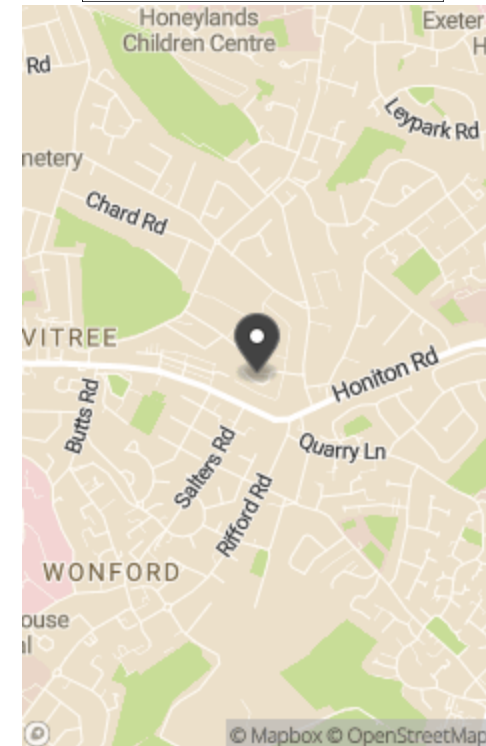
To the rear of the property, you will find a low maintenance garden providing the perfect space for sitting in the sun in the summer month or alfresco dining. You will also find gated access to the garage which is conveniently located to the right of the property where you will find a driveway for two cars directly in front.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



Tenure Type: Freehold
Council Tax Band: B
Council Authority: Exeter City Council