



3 Celtic Close

Monkerton, Exeter, EX1 3DX

A modern 3 bedroom semi-detached house affording superbly appointed accommodation throughout. This lovely family home was built by David Wilson Homes within the last five years and occupies a very desirable residential area of Monkerton within easy access of major transport routes, Pinhoe amenities, local health centre, playing fields and train station (Exeter Central to Waterloo line).

The light and airy accommodation includes an entrance hall, cloakroom/WC, lounge, well appointed kitchen/dining room, 3 bedrooms, en-suite shower room and a family bathroom. A driveway provides off road parking for two vehicles and a side gate gives access to the enclosed and sunny south facing rear garden.

Strong interested anticipated and early viewings highly recommended.

Asking Price £325,000

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- VENDOR BUYING BRAND NEW
- Kitchen/Diner
- Family Bathroom
- Off Road Parking for 2 Vehicles
- Entrance Hall
- Cloakroom/WC
- E.on District Heating System & uPVC Double Glazing
- Lounge
- 3 Bedrooms (one en-suite shower room)
- Enclosed South Facing Rear Garden

Entrance Hall

Lounge

14'9" x 10'7" (4.52m x 3.24m)

Inner Hall

Kitchen/Diner

15'5" x 10'9" maximum measurements
(4.72m x 3.30m maximum measurements)

Cloakroom/WC

Landing

Bedroom 1

10'10" x 10'9" maximum measurements
(3.32m x 3.30m maximum measurements)

En-suite Shower Room

Bedroom 2

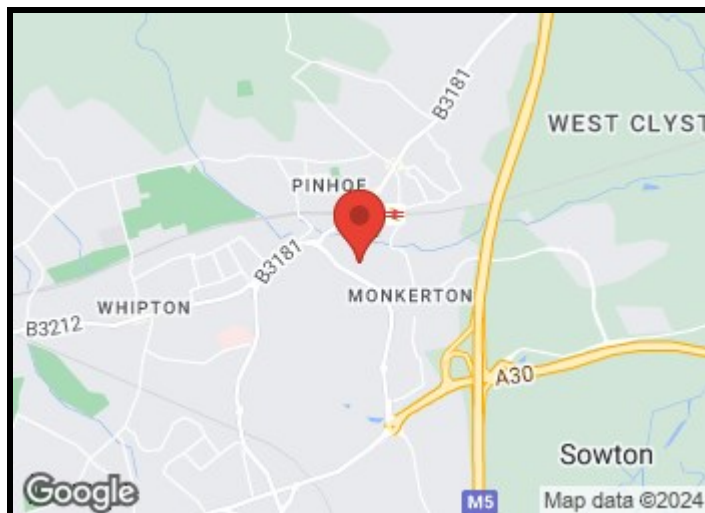
12'6" x 8'1" (3.82m x 2.47m)

Bedroom 3

Bathroom

Outside

[Location Information](#)



[Directions](#)



Floor Plan



Ground Floor

First Floor

Total area: approx. 76.2 sq. metres (819.8 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		