



FRANCIS LOUIS

Residential



Cobley Court, Exeter, EX4 8GB

Guide Price £400,000



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# Cobley Court

Exeter, EX4 8GB

- Large south facing garden
- Drive
- Downstairs W/C
- Garage
- Detached
- En-suite master bedroom

A beautifully presented modern detached family home located within this extremely sought after residential development built by a highly respected developer. This stylish family home occupies a delightful cul-de-sac position and benefits from a lounge, kitchen/dining room, W/C, three bedrooms, large enclosed rear garden, garage, driveway, family bathroom and a master en-suite.



## Property Information

### Entrance Hallway

Double glazed front door giving access to the entrance hallway. Tile effect flooring, stairs leading to first floor landing, radiator and doors leading to,

### Downstairs W/C

A convenient down stairs cloakroom with frosted double glazed window to front aspect, radiator, tile effect flooring, wash hand basin, extractor fan and low level W/C.

### Lounge

A large room with plenty of natural light coming from double glazed patio doors to the rear aspect and double glazed windows to the front and side aspect. This is a great room for entertaining or relaxing. Carpet flooring, radiators, and a large storage cupboard which is currently being used as a office space.

### Kitchen/Diner

A good size kitchen/dining room with lots of cupboard and worktop space. A range of matching floor and wall mounted kitchen units and draws. Space for dishwasher, large freestanding cooker and fridge/freezer. Double glazed window to front aspect and patio door giving access to the rear garden.





**Upstairs landing**  
Carpet flooring, double glazed window to rear aspect and doors opening to,

**Bedroom one**  
A large dual aspect double bedroom with carpet flooring, radiator and en-suite shower room

**Bedroom two**  
Another double bedroom with window to front aspect, carpet flooring, radiator and storage cupboard.

**Bedroom three**  
Double glazed window to rear aspect, carpet flooring and radiator.

**Family Bathroom**  
A matching modern suite comprising of a paneled bath, low level w/c, wash hand basin, heated towel rail, extractor fan and frosted window to rear aspect.

**Garage and drive**  
There is a private drive providing an off road parking space and also give access to the single garage. The garage is a very useful space and is current housing the washing machine and tumble dryer.

#### Sunny rear garden

The rear garden is of an extremely good size with two main areas. The first is a patio area which is a great space for sitting and al-fresco dining. The second is a large lawn area which is laid with artificial grass.

#### Agent notes

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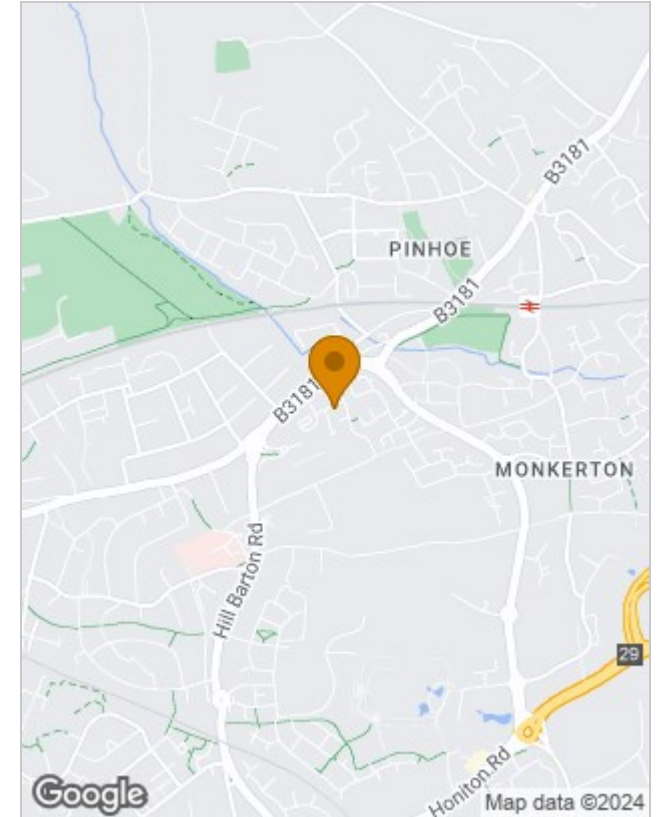




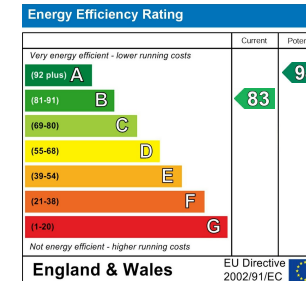
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Francis Louis Sales Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

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