

Property details approval form

Brooks Corner, Princes Square, Exeter, Devon, England, EX2 9AN

Date: 08 October 2024

Property Ref and Version: EXR315857 - 0003

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Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

guide price £475,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > GUIDE PRICE £475,000 - £500,000.
- > DETACHED
- > 3 DOUBLE BEDROOMS
- > GARAGE/DRIVEWAY
- > OPEN PLAN MODERN LIVING
- > CLOSE TO EXETER CITY CENTRE, QUAY, LOCAL AMENITIES AND SHOPS
- > COUNCIL TAX BAND: D

○ Short Description

Guide price £475,000 - £500,000. This stunning three-bedroom detached house in St Thomas, Exeter boasts a stylish kitchen, a garage and driveway for ample parking, an attractive garden and offers easy access to local amenities and transport links.

○ Long Description

Guide price £475,000 - £500,000. This stunning three-bedroom detached house in St Thomas, Exeter, combines modern living with convenience. Featuring a bright, contemporary interior, stylish kitchen, and elegant finishes, it also includes a garage and driveway for ample parking. With an attractive garden and close proximity to local amenities and transport links, this home is perfect for families and professionals alike. The property consists of a large driveway, double garage, rear garden, entrance porch with downstairs WC, open plan kitchen/ dining/ lounge space, utility room, 3 double bedrooms with built-in wardrobes and ensuite to the master bedroom and a large bathroom.

○ Directions

○ Agents Note

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○ Room Description

Entrance Hall

Double glazed obscured door to front, double glazed side aspect window, tiled flooring, spotlights, cloakroom cupboard with boiler, wall mounted radiator.

Downstairs WC

Double glazed obscured side aspect window, low level toilet, wash hand basin with cupboard below, tiled flooring, spotlights.

Living Room

13' 5" x 12' 10" max into recess (4.09m x 3.91m max into recess)

Double glazed patio doors to rear, double glazed side aspect window, feature fireplace, laminate flooring, wall mounted radiator. Archway to...

Dining Room

12' 2" x 11' 3" (3.71m x 3.43m)

Double glazed side aspect window, spotlights, wall mounted radiator.

Kitchen

13' 4" x 7' 7" (4.06m x 2.31m)

Double glazed front aspect window, wall and base units with lighting, work surfaces, dish washer, fridge freezer, double electric oven, gas hob with extractor over, 1 1/2 bowl stainless steel sink unit, laminate floor.

Inner Hallway

Double glazed side aspect window, storage cupboard with shelving, under stairs storage, wall mounted radiator.

Utility Room

Double glazed obscured rear aspect window, double glazed obscured door to side, wall and base units, work surfaces, space for fridge freezer, plumbing for washing machine, space for tumble dryer, wall mounted radiator.

Landing

Double glazed side aspect window, airing cupboard, storage cupboard, access to loft, wall mounted radiator.

Bedroom 1

12' 6" x 11' 5" (3.81m x 3.48m)

Double glazed side aspect window, wall mounted radiator.

Walk In Wardrobe

With hanging space.

En-Suite

Double glazed obscured side aspect window, double shower cubicle with mains two head shower, low level toilet, wash hand basin with cupboard below, heated towel rail, fully tiled, tiled floor, spotlights.

Bedroom 2

12' 10" x 13' 4" (3.91m x 4.06m)

Double glazed rear aspect window, built-in mirrored wardrobe, wall mounted radiator.

Bedroom 3

13' 5" x 7' 9" (4.09m x 2.36m)

Double glazed front aspect window, built-in wardrobes, wall mounted radiator.

Bathroom

Double glazed obscured side aspect window, bath with electric shower, low level toilet, wash hand basin with cupboard below, tiled floor, spotlights, heated towel rail.

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○ Room Description

Rear Garden

South facing garden with decked area, patio, side access to front, all enclosed by hedges.

Double Garage

Double glazed side aspect window, up and over door.

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○ Room Description

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○ Property Images



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○ Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

○ Approval

	Signature	Date
Caleb Nelson-Shearing		
Mr & Mrs K.J. Brooks		