



Newhayes Close
Exeter EX2 9JL

for sale guide price
£290,000



Property Description

GUIDE PRICE £290,000 - £320,000 A 3 bedroom 2 reception room SEMI DETACHED HOUSE located in the popular ST THOMAS AREA of Exeter. In need of updating you can make this home your own, close to good schools, supermarkets, shops and amenities also with great access out of Exeter onto the M5 & A38. Outside there are front and rear low maintenance gardens and a summer house, with open views over Cowick Barton Recreation Ground with gated access at the rear of the garden ideal for dog walkers and children also at the side there is plenty of off-road parking. NO CHAIN!

Entrance Hall

Double glazed obscured front aspect door, under stairs cupboard, electric heater.

Living Room

12' 9" x 10' 3" into recess (3.89m x 3.12m into recess)

Double glazed front aspect window, fireplace.

Dining Room

10' 7" x 8' 10" (3.23m x 2.69m)

Double glazed rear aspect sliding doors.

Conservatory

10' 1" x 8' 1" (3.07m x 2.46m)

Double glazed rear aspect windows, double glazed windows on either side, double glazed rear aspect door.

Kitchen

10' 4" x 7' 3" (3.15m x 2.21m)

Double glazed rear aspect door and window, double glazed side aspect window, wall and base units, work surfaces, plumbing for washing machine, gas cooker point, stainless steel sink unit, tiling.

Landing

Double glazed side aspect window, loft access.

Bedroom 1

13' 1" x 9' 4" (3.99m x 2.84m)

Double glazed front aspect window, built-in wardrobes and dressing table.

Bedroom 2

9' 9" x 10' 8" (2.97m x 3.25m)

Double glazed rear aspect window with open views, airing cupboard.

Bedroom 3

9' 9" x 6' 5" (2.97m x 1.96m)

Double glazed front aspect window, built-in cupboard.

Shower Room

Double glazed obscured rear aspect window, shower cubicle with electric shower, low level toilet, wash hand basin, tiling.

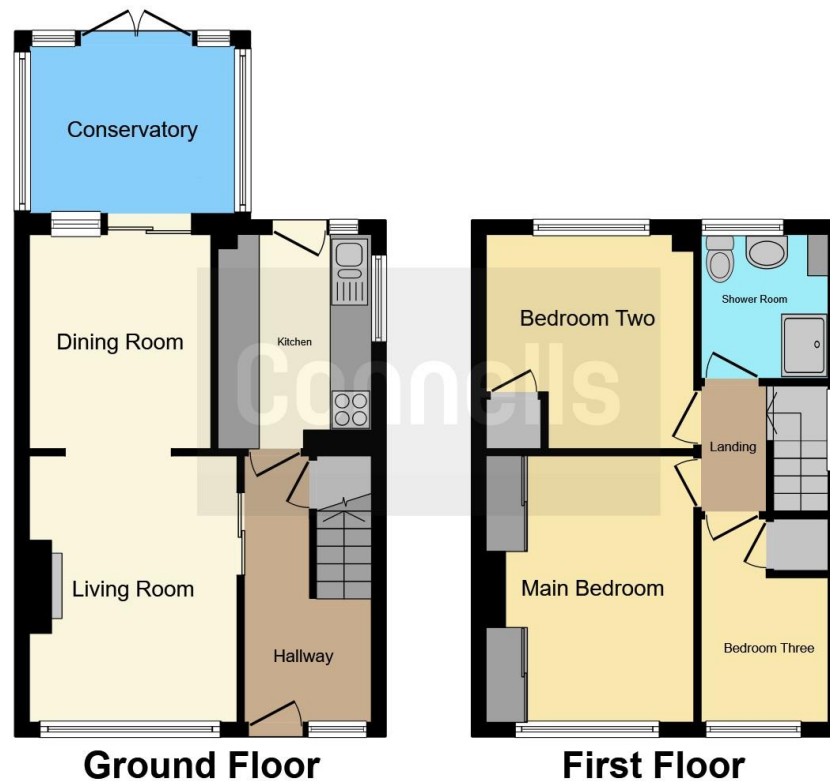
Outside

Driveway parking. Rear Garden with patio, gate to rear for access, outside tap, summer house and lawn.









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

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EPC Rating: E Council Tax
 Band: D

Tenure: Freehold

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