

# HUNTERS®

HERE TO GET *you* THERE



## Carlyon Close

Exeter, EX1 3AZ

Guide Price £190,000



Council Tax: A





# 3A Carlyon Close

Exeter, EX1 3AZ

Guide Price £190,000



## Entrance

Entrance via shared hallway and stairs leading to first floor. Door giving access to:

## Balcony

Over looking the communal green, double glazed patterned door to:

## Hallway

Loft hatch with ladder, radiator, telephone point fitted mat and doors to all rooms

## Master bedroom

13'11" x 9'11" (4.26m x 3.04m)

Window to rear, wall mounted uplighters, radiator

## Bathroom

7'0" x 7'10" (2.15m x 2.41m)

Matching white suite comprising bath with mains shower over, low level WC, hand wash basin with mixer tap, window to front, tiled floor, towel heater and storage cupboard

## Bedroom two

10'2" x 7'3" (3.11m x 2.21m)

Window to rear aspect, television point and radiator

## Kitchen/dining room

15'10" x 7'8" (4.85m x 2.36m)

Spotlight inset to ceiling, matching eye level and base level units, rolled top work surfaces with tiles splash back, Integrated four ring gas hob with extractor hood over, oven, sink unit with drainer and mixer tap, window to front, space & plumbed for washing machine, dishwasher and fridge freezer. Space for dining tables.

## Lounge

14'6" x 10'11" (4.42m x 3.33m)

Window to rear, spotlights, storage cupboard housing gas fired combination boiler, feature electric fireplace, television point

## Outside

With its Cul-De-Sac location it is surrounded by communal gardens, with no through traffic

## Material Information - Exeter L

Tenure Type; Leasehold

Leasehold Years remaining on lease; 83 yrs (125 years from 1983)

Leasehold Annual Service Charge Amount £ £687 pa (£171 per quarter)

Leasehold Ground Rent Amount£ £10 pa

Council Tax Banding; A

- Good location
- Beautifully decorated
- Good room sizes
- Balcony
- Close to the RD&E
- Good Transport links
- Chain free
- Reasonable service charges

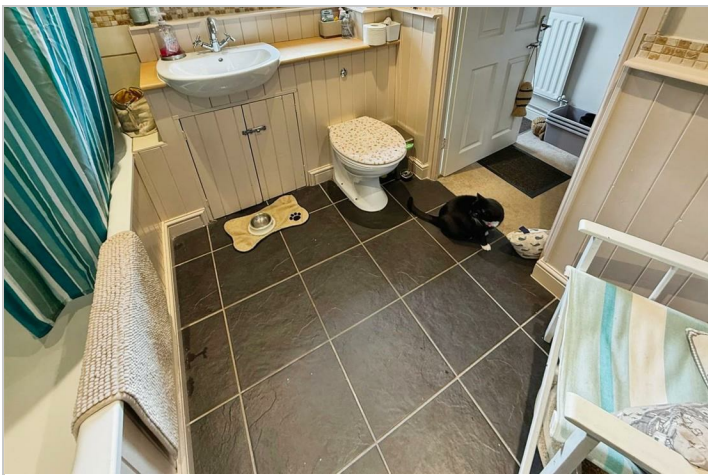
I am delighted to introduce to the market this immaculate two-bedroom flat, now available for sale. This property exemplifies sophisticated urban living, boasting a high standard of decor and a remarkable location.

As you step inside, you're welcomed by a warm, inviting reception room, ideal for hosting guests or enjoying quiet family evenings. The property also features a well-maintained kitchen, equipped with essential appliances and storage space. The flat provides two spacious bedrooms and a well-presented bathroom, contributing to the overall comfort of the dwelling.

The property is favourably rated with an EPC 'C' grade, reflecting a satisfactory energy efficiency level. Located in council tax band 'A', the property also offers economical living.

One of the most appealing aspects of this property is its desirable location. The flat is situated within proximity to public transport links, making commuting hassle-free. Families will appreciate the nearby schools, ensuring your children's education needs are well catered for. Local amenities are just a stroll away, offering convenience for your shopping and leisure needs. Additionally, nearby parks provide a perfect setting for leisurely walks and outdoor activities.

This flat is most suitable for first-time buyers looking to step onto the property ladder, investors seeking a valuable addition to their portfolio, and families searching for a comfortable, well-located home. This property truly presents a unique opportunity to embrace a remarkable living experience in a sought-after location. Don't miss out on this outstanding property.





Road Map



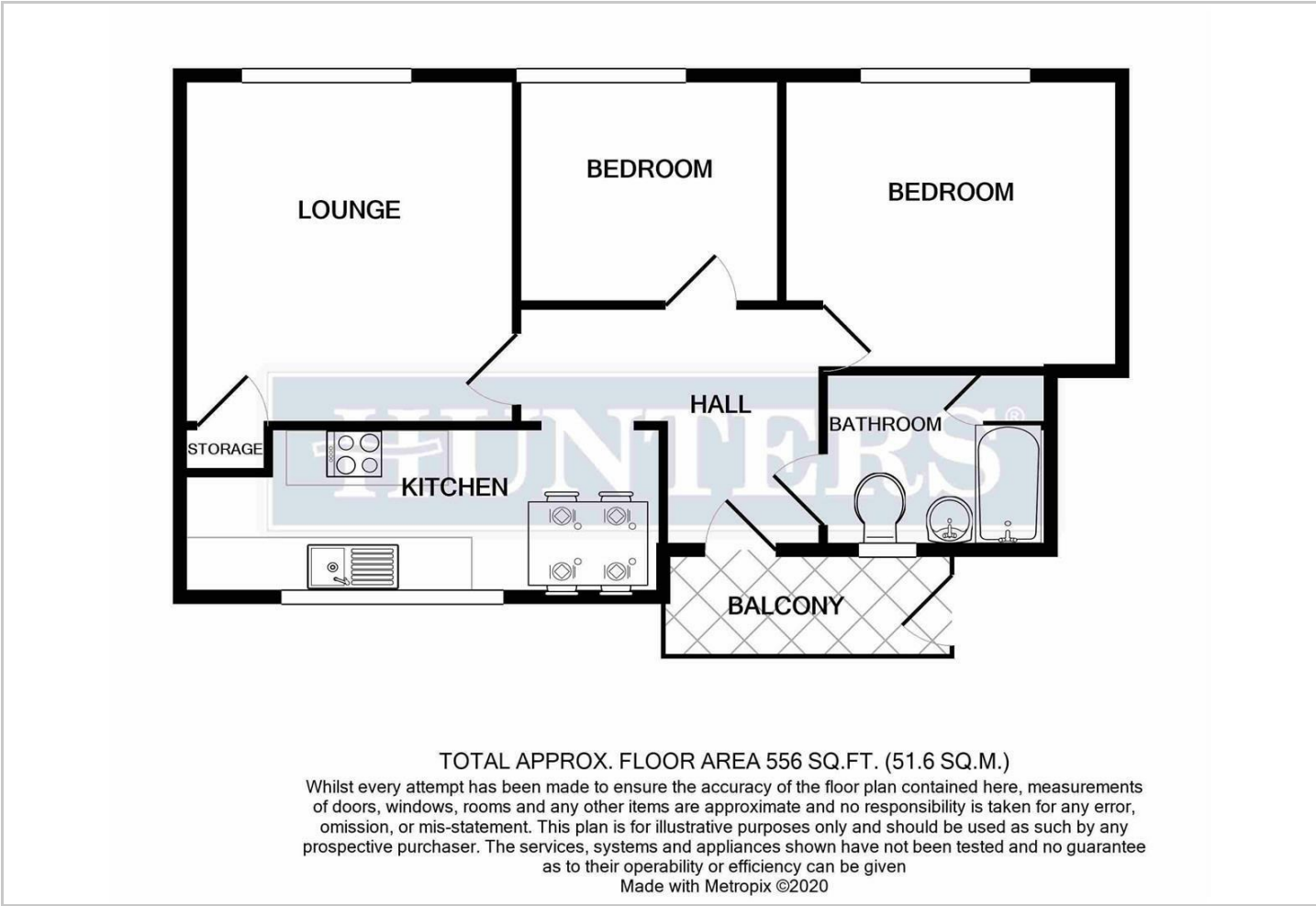
Hybrid Map



Terrain Map



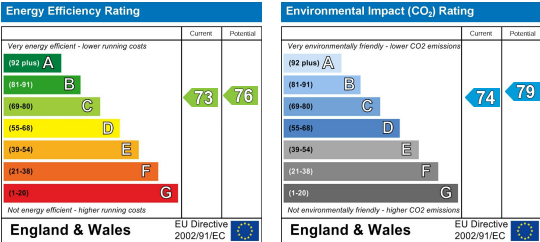
Floor Plan



Viewing

Please contact our Hunters Exeter Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.