

HUNTERS®

HERE TO GET *you* THERE



Carlyon Gardens

EX1 3AG

£290,000



Council Tax: B



59 Carlyon Gardens

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Hallway

Doors to the lounge, WC and kitchen/dining room, opening to understairs storage, stairs to the first floor.

WC

5'10" x 4'9" (1.80m x 1.45m)

Partially obscured window to the front aspect, low level WC, cupboard housing the boiler, hand basin and vanity unit.

Lounge

10'8" x 12'2" (3.27m x 3.71m)

Window to the front aspect, radiator.

Kitchen/Dining room

20'11" x 10'8" (6.39m x 3.26m)

Low and high level cupboards, rolltop work surfaces, built in gas hob, oven and extractor hood, space and plumbing for a washing machine and dish washer, space for a fridge freezer, trifold doors to the rear garden, window to the rear garden, radiator, space for a dining table and sofa.

Landing

Doors to all bedrooms and the family bathroom.

Master bedroom

13'6" x 10'10" (4.13m x 3.32m)

Window to the rear aspect, radiator.

Bedroom two

9'10" x 10'5" (3.01m x 3.20m)

Window to the rear aspect, built in wardrobe, radiator.

Bedroom three

10'9" x 7'3" (3.28m x 2.21m)

Window to the front aspect, built in cupboard, radiator.

Family bathroom

4'8" x 9'0" (1.43m x 2.76m)

Partially obscured window to the front aspect, bath with shower, low level WC, hand basin and vanity unit, heated towel rail.

Studio

Currently being used as salon for a business, lighting and electricity.

Outside

To the front of the property the garden is laid to stone chippings, with a pathway leading to a pedestrian only walk way, there is a stream to the front of the property and mature shrubs the property faces towards a local green area.

To the rear of the property there is a fully enclosed garden private parking and a garage that benefits from electric, the garden itself is set over a couple of levels and can be accessed from the trifold doors, the garden has a new fence, mature shrubs and a patio area, from the rear garden you can also access the studio/salon.

A truly immaculate terraced house is now available for sale in one of the most sought after locations. This property, with its pristine condition, is a brilliant opportunity for first time buyers, investors, and families alike.

The property presents a layout that is both functional and aesthetic with three spacious bedrooms, one bathroom, a reception room, and a well-equipped kitchen. The reception room offers ample space for relaxation or entertainment, while the kitchen is ideal for any culinary enthusiast. All rooms are beautifully maintained, reflecting the overall immaculate condition of the property.

The unique features of this property significantly enhance its appeal. It boasts an open-plan design, which creates a harmonious flow throughout the home. Additionally, the property comes with parking facilities and a single garage, ensuring ample space for vehicles. The garden is an oasis of tranquillity, perfect for outdoor activities or relaxation. As an added bonus, the property also includes a garden studio, offering a quiet retreat from the main house.

This property's EPC rating is D and falls under Council Tax Band B. The location is truly desirable, with excellent public transport links, nearby schools, local amenities, and green spaces. Residents will enjoy easy access to nearby parks, walking routes, and cycling routes, making this a perfect home for those who appreciate outdoor living.

Take advantage of this opportunity to invest in a property that offers not just a home, but a lifestyle. Please contact us for further details or to arrange a viewing.



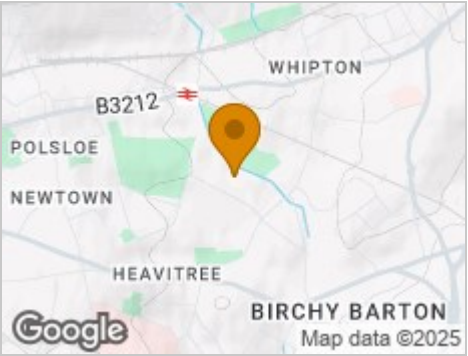
Road Map



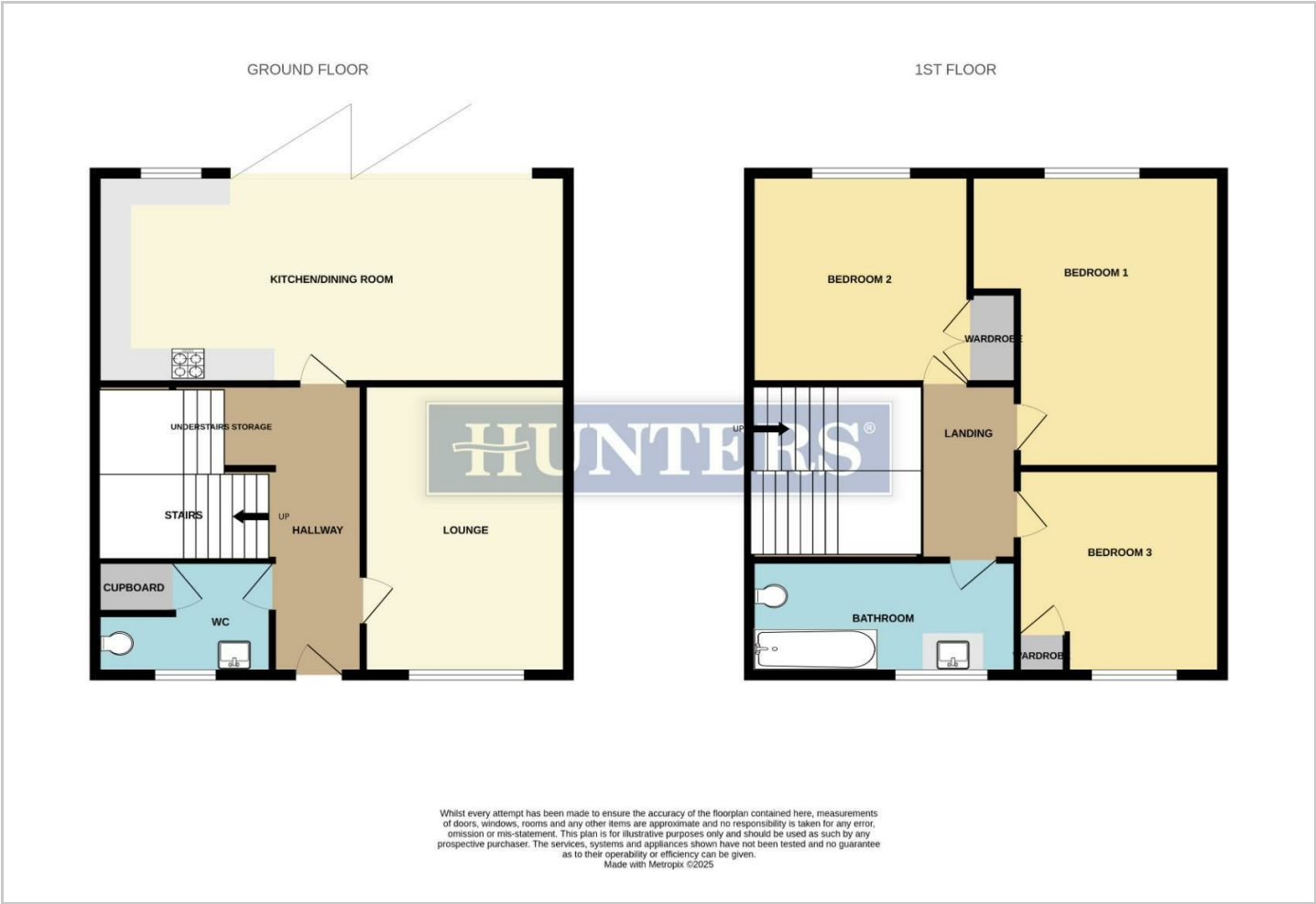
Hybrid Map



Terrain Map



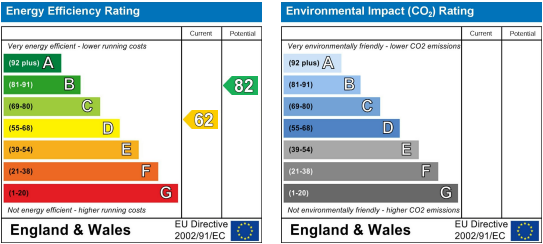
Floor Plan



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.