

HUNTERS®

HERE TO GET *you* THERE



Sovereign Court

Clyst Heath, EX2 7QL

Guide Price £325,000



Council Tax: D



4 Sovereign Court

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Cloakroom

4'10" x 2'10" (1.48m x 0.87)

Wash hand basin, W.C.

Kitchen

10'7" x 6'0" (3.23m x 1.84m)

Window to front aspect, cupboard housing boiler, matching range of wall and base units, space and plumbed for washing machine, oven, 4 ring gas hob with extractor hood over, space for fridge freezer, radiator.

Living Room

15'5" > 7'11" x 13'3" > 9'9" (4.7m > 2.42m x 4.06m > 2.99m)

Window to rear aspect, uPVC doors opening to enclosed rear garden, radiator, under stairs store cupboard.

Bedroom Two

13'3" > 6'3" x 10'9" > 7'11" (4.05m > 1.92m x 3.3m > 2.42m)

Windows to rear aspect, radiator.

Family Bathroom

7'3" x 6'3" (2.22m x 1.93m)

Bath with shower over, wash hand basin, W.C, radiator.

Bedroom Three

13'3" x 8'3" (4.05m x 2.54m)

Windows to front aspect, radiator.

Master Bedroom

11'7" x 9'10" (3.54m x 3.01m)

Window to front aspect, radiator, built in cupboard / wardrobe, leading to dressing room.

Dressing Room

8'11" x 4'3" (2.73m x 1.32m)

Skylight, built in wardrobe, dressing table.

Ensuite Bathroom

8'6" x 4'9" (2.6m x 1.47m)

Skylight, wash hand basin, W.C, shower cubicle, radiator.

GUIDE PRICE £325,000 - £350,000

Welcome to this charming townhouse located in the desirable area of Clyst Heath, Exeter. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The master bedroom features an ensuite bathroom, providing a private retreat for relaxation.

One of the standout features of this home is the enclosed rear garden, perfect for enjoying outdoor activities or simply unwinding in a tranquil setting. The garden offers a safe space for children to play or for hosting gatherings with friends and family.

Convenience is key, and this property comes with two dedicated parking spaces, ensuring that you will never have to worry about finding a spot for your vehicle. Additionally, being chain-free allows for a smoother and quicker transaction, making it easier for you to settle into your new home.

Situated in the sought-after Clyst Heath location, you will benefit from a friendly community atmosphere while still being close to the amenities of on offer in Clyst Heath and attractions of Exeter. The location offers access to the M5 Junction 30, Met Office and Digby Train Station.

In summary, this townhouse offers a perfect blend of comfort, convenience, and community. With its spacious bedrooms, ensuite master, enclosed garden, and ample parking, it is a property not to be missed. We invite you to come and explore the potential of this lovely home.



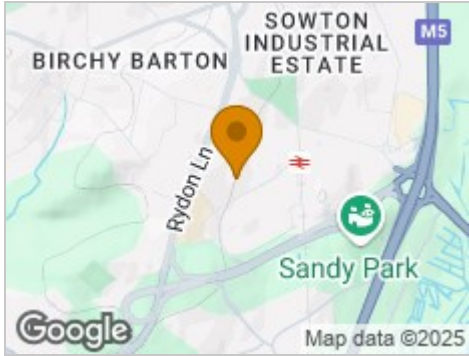
Road Map



Hybrid Map



Terrain Map



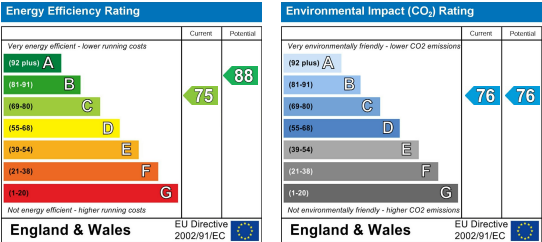
Floor Plan



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.