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1 Apple Farm Grange, Exeter, Devon, EX2 7TH



SOUTHGATE
ESTATES

£450,000

OIEO





1 Apple Farm Grange

A spacious 3/4 bedroom detached family home located in the popular area of Clyst Heath. The property offers an attractive enclosed garden to the rear with a door leading to the garage and driveway. The well-presented internal accommodation briefly consists of an entrance hallway leading to the open-plan kitchen diner, living room and downstairs cloakroom. The ground floor also accommodates a utility room and a bedroom/study. Upstairs are the three main bedrooms with an en suite to the master, along with a further bathroom. Clyst Heath itself enjoys a number of amenities on the doorstep, including Sandy Park and Sowton, as well as benefitting from close proximity to shops, supermarkets, bus and train links, and primary and secondary schools. Clyst Heath also conveniently provides good access to Pynes Hill Business Park, the Met Office, Exeter Science Park and the M5 motorway, as well as being within a short drive of the cathedral and university city of Exeter.



Ground Floor Upon entry, you are welcomed into the spacious hallway which includes doors to the living room, cloakroom and kitchen diner, along with a set of stairs rising to the first floor. The kitchen diner enjoys an open-plan layout and contains a range of modern wall and base units with fitted worktops, a tiled splashback and a 1.5 bowl stainless steel sink and drainer unit with a mixer tap over. Integrated appliances include an oven with an induction hob and extractor hood over, along with space for a washing machine, a dishwasher and a tall fridge freezer in a recessed space. A window faces the rear and patio doors open directly out to the rear garden, creating a pleasant flow between the accommodation and garden spaces. An archway opens into the living room which is complemented by a window to the front aspect with an attractive leafy outlook. A door leads to the useful utility space which could be used for a number of purposes. Lastly, a door opens into the fourth bedroom which could also be used as a further reception room with a window to the front aspect.



First Floor Stairs rise to the first floor landing which accommodates the remaining three bedrooms and the bathroom, along with two built-in storage cupboards. The master bedroom is a good-sized double benefitting from a built-in mirrored wardrobe providing ample storage space. There is also a window to the front aspect and a door into the en suite shower room which incorporates a hidden cistern WC, a wash basin with a mixer tap over and vanity unit below, plus a shower cubicle. A frosted window faces the side aspect. The second bedroom is a further double and enjoys a window to the rear aspect with a pleasant view across the garden. Bedroom three similarly has a lovely outlook to the garden. Finally, the main family bathroom comprises a close-coupled WC, a pedestal wash basin with a mixer tap over and a bath with a mixer tap and shower head over. There is also a frosted window to the front aspect.

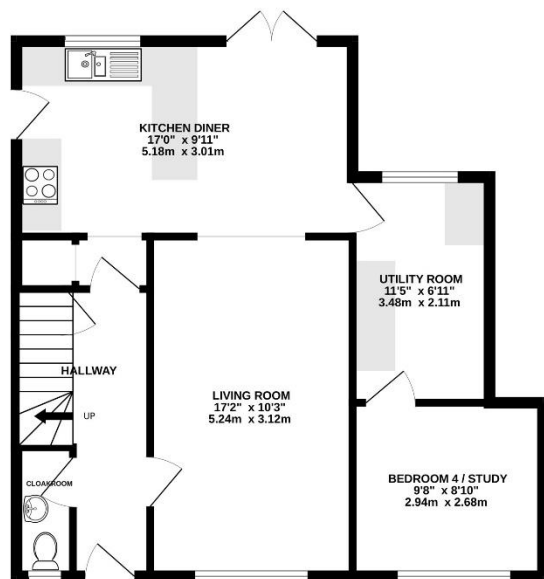
Garden, Garage & Parking Doors open out to the delightful enclosed rear garden which has the advantage of a patio area offering an ideal space for outdoor seating, with raised planters filled with a variety of attractive shrubs, and a feature pond. Steps lead up to a lawned section of garden, along with a gravel area to the rear. A gate allows separate access, and a door opens into the garage which is serviced by power and lighting. An up-and-over door opens to the driveway.

Property Information Tenure: Freehold. Council tax band: E.

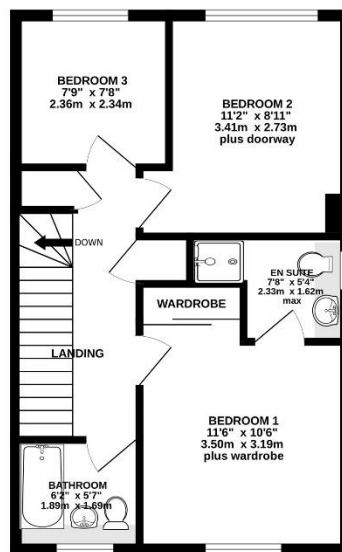
- *3/4 Bedrooms*
- *Detached House*
- *Garage & Driveway*
- *Enclosed Garden*
- *Master En Suite*
- *Convenient Location*



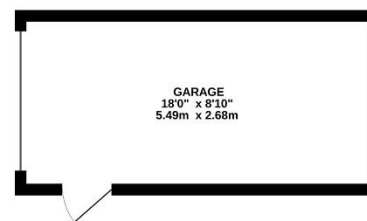
GROUND FLOOR
624 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



GARAGE
158 sq.ft. (14.7 sq.m.) approx.



TOTAL FLOOR AREA : 1231 sq.ft. (114.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/landlord does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.



SOUTHGATE
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