



Croucher Close, Exeter  
Guide Price £450,000

Chase   
Buchanan



# 1 Croucher Close

## Pinhoe, Exeter, EX1 4BA

\*\*\*Guide Price £450,000 - £475,000\*\*\*

A beautifully presented detached family home, situated on the outskirts of Exeter. The property has four generous double bedrooms, including en-suite to bedroom one. There is a large living room, beautiful kitchen/dining room with utility, a bathroom and downstairs W.C. There is a lovely south facing rear garden, garage and driveway for up to three vehicles. Viewing is highly recommended by the sole agent.

- A BEAUTIFULLY PRESENTED DETACHED HOME
- LARGE LIGHT LIVING ROOM
- LOW MAINTENANCE REAR GARDEN
- FREEHOLD
- BUILT IN 2022 AND IMPROVED SINCE
- GENEROUS KITCHEN/DINING ROOM
- GARAGE AND DRIVEWAY
- FOUR SPACIOUS DOUBLE BEDROOMS
- BATHROOM, EN-SUITE & DOWNSTAIRS W.C
- NO ONWARD CHAIN



## **The Property**

This fantastic detached home has been immaculately maintained and even improved since being built in 2022. The beautifully presented accommodation is light, open and well proportioned, offering four double bedrooms, a large living room and kitchen/dining room. The living has double aspect windows to the front and rear, including double doors to the rear garden. The kitchen/dining room also windows to both the front and back, the kitchen is superbly finished with wall and base units including fitted eye-level double oven, hob and extractor, fridge/freezer and dishwasher. There is also a door out to the utility room with space and plumbing for a washing machine and drier. Completing the downstairs accommodation is the downstairs W.C. On the first floor are the four double bedrooms, bedroom one also has an en-suite shower room with walk-in shower and tiled surround, W.C and wash hand basin. All bedrooms have space for wardrobes and other furniture. There is also a family bathroom with bath and separate shower cubicle. Externally there is a lovely rear garden, set up to enjoy the afternoon sun. A central Astroturf lawn is bordered with patio stones and there is a fantastic seating area. A gate leads to the driveway, which has room for up to three vehicles and the garage, which also has storage above roof. Overall, this property is finished to an incredibly high standard and will be perfect for a wide range of buyers. Viewing is highly recommended.

## **The Location**

Croucher Close is located in the popular Westclyst development, on the edge of Exeter. It's a recently built area of the city with fantastic links both into the city centre and out to the major road and rail networks. There are local shops within a short walk and village shops a little further along in Pinhoe. The city centre offers a wealth of amenities including shopping and restaurant facilities, plus historical sites like the Cathedral.

## **Directions**

From Pinhoe, head east towards Broadclyst on the B3181 (Main Road into Pinn Hill). At the traffic lights, turn right into Coaker and after the shop, turn right again to stay on Coaker Road. Follow the road and take the fourth right into Croucher Close, where the property can be found immediately on the left hand side.

## **Entrance Hall**

Open, welcoming space with stairs to firsts floor, doors to kitchen, living room and W.C. Under stairs cupboard.

## **Living Room**

Large, double aspect room with windows to front plus windows and double doors to rear.

## **Kitchen/Dining Room**

Lovely kitchen with fitted wall and base units, including fitted eye level double oven, hob and extractor, fridge/freezer and dishwasher. Window to rear. Dining area with space for large table, window to front.

## **Utility Room**

Space and plumbing for washing machine and tumble drier. Door to rear garden.

## **W.C**

White W.C and wash hand basin.

## **First Floor Landing**

Doors to all bedrooms and bathroom, storage cupboard.

## **Bedroom One**

Large double room with window to rear and door to en-suite.

## **En-Suite**

Walk in shower with tiled surround, W.C and wash hand basin. Window to rear.

## **Bedroom Two**

Double room with window to front.

## **Bedroom Three**

Double room with window to rear.

## **Bedroom Four**

Double room with window to front.

## **Bathroom**

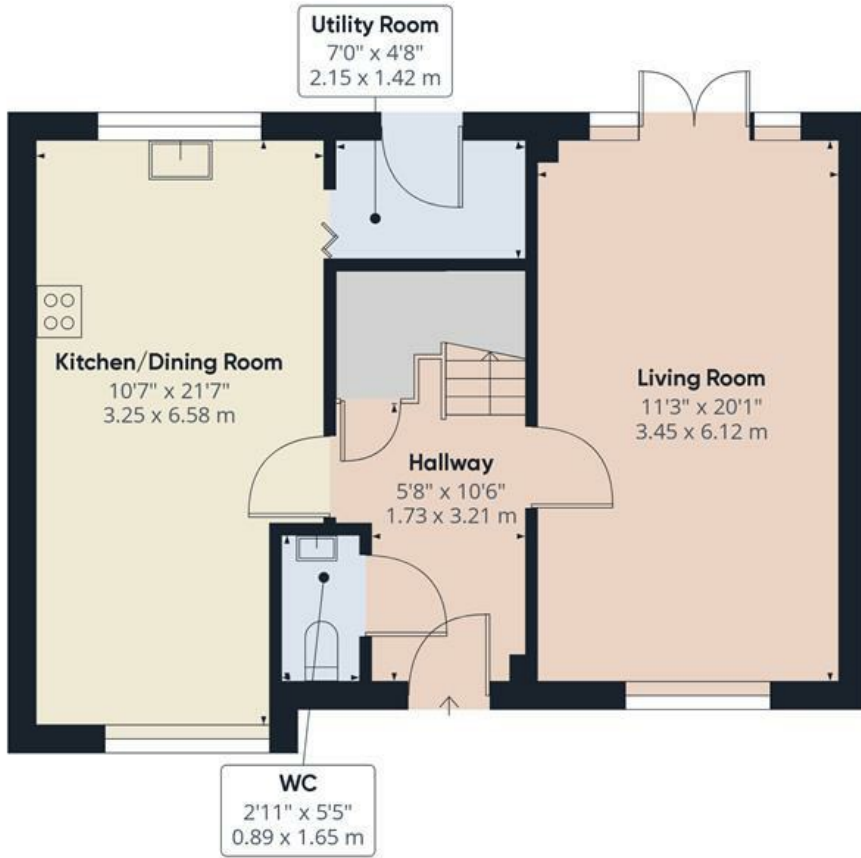
White suite with bath, separate walk-in shower , W.C and wash hand basin. Window to front.

## **Outside**

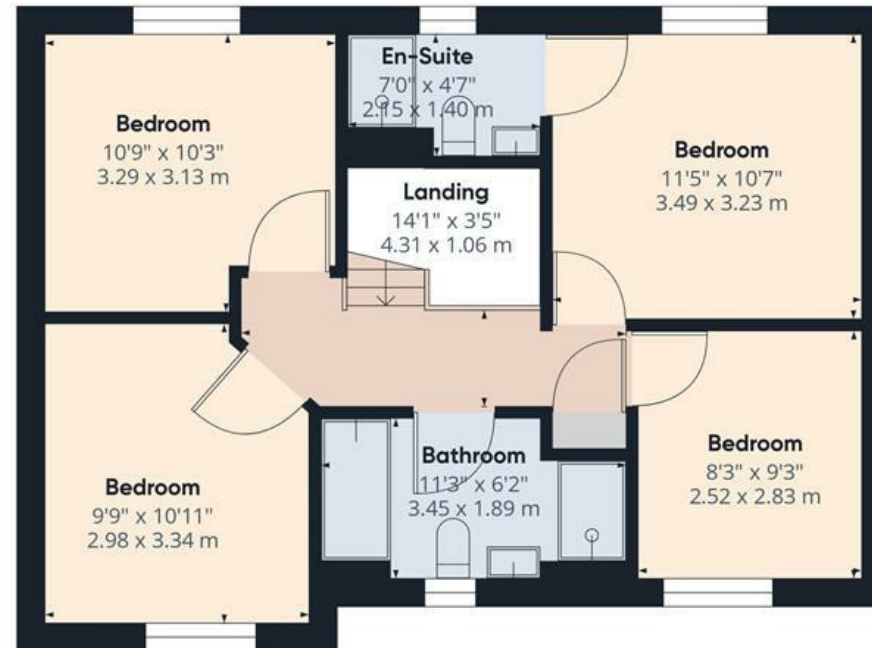
Garage to the side, driveway for up to three vehicles. Level south facing rear garden laid with Astroturf and bordered with patio stones, seating area and trees to the rear.







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1160.95 ft<sup>2</sup>  
107.86 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

## Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at [www.chasebuchanan.co.uk](http://www.chasebuchanan.co.uk)

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Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- \* Free consultation meetings with no obligation
- \* Access to exclusive mortgage products and deals
- \* Truly independent advice with access to approximately 130 mortgage lenders
- \* Face-to-face or telephone meetings at your convenience
- \* They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- \* Their dedicated team are by your side throughout the property-buying journey

The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

## Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.

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## Miscellaneous items

EPC: B

Council Tax: E

Utilities: All main services

Authority: Exeter City

Tenure: Freehold

For more information or to book a viewing, please contact:

T: 01392 259395

E: [Exeter@chasebuchanan.co.uk](mailto:Exeter@chasebuchanan.co.uk)

W: [chasebuchanan.co.uk](http://chasebuchanan.co.uk)

A: 20 Queen Street, Exeter, Devon, EX4 3SN

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