

6 Centurion close, Exeter, EX1 3YW



A chance to acquire this fantastic four-bedroom, detached property located on the Taylor Wimpey development of Mayfield Gardens. This property is close to Pinhoe train station, great Primary and Secondary schools, local shops and amenities and has good links to the M5 and into the City. This 2022 built four bedroom detached house briefly comprises of four Double Bedrooms, Master with En-Suite, Bathroom, Kitchen/Diner with appliances, Lounge, Cloakroom, Private driveway providing parking for two/three vehicles, Garage, Enclosed easy to maintain rear garden. No chain. Viewing highly recommended!

Asking Price £375,000 Freehold DCX01978

6, Centurion close, , Exeter, EX1 3YW

THE ACCOMMODATION COMPRISES:

Entrance Hall

Composite front door with doors to the Lounge, Kitchen Dining room. Cloakroom. Under stairs storage cupboard. Staircase to First Floor Landing. Radiator.

Lounge 15' 3" x 11' 11" (4.649m x 3.641m)

Font aspect uPVC double glazed window. TV point. Telephone point. Radiator.



Cloakroom

Low level WC. Pedestal wash hand basin with mixer tap and tiled splashback. Extractor fan. Radiator.

Kitchen/Diner 18' 10" x 9' 9" (5.749m x 2.981m)

Rear aspect uPVC double glazed window. Fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Rolled edge work surfaces. Double oven and hob with extractor fan above. Wall mounted concealed boiler. Further appliance space. Seating area. Radiator. uPVC French doors leading out the rear garden.



First Floor Landing

Doors to Bedroom1, Bedroom 2, Bedroom 3, Bedroom 4 and Bathroom. Accessing loft void above. Radiator.

Bedroom1 11' 3" x 10' 4" (3.421m x 3.141m)

Rear aspect uPVC double glazed window with view over the rear garden. TV point. Telephone point.. Radiator. Door through to the en-suite shower room.



Ensuite Shower Room

3 piece suite comprising of fully enclosed shower cubicle, low level WC, wash hand basin with a mixer tap and tiled splashback. Extractor fan. Radiator.



Bedroom 4 11' 10" x 7' 11" (3.596m x 2.416m)

Front aspect uPVC double glazed window. Storage cupboard. Radiator.



Bedroom 2 10' 7" x 9' 3" (3.236m x 2.831m)

Front aspect uPVC double glazed window. Radiator.



Bathroom

3 piece white suite comprising of panel enclosed bath with mixer tap, WC, pedestal wash hand basin with mixer tap. Part tiled walls. Extractor fan. Radiator



Bedroom 3 10' 9" x 7' 4" (3.269m x 2.241m)

Rear aspect uPVC double glazed window with view over rear garden. Built in wardrobe with hanging space and shelving. Radiator.



Rear Garden

Enclosed rear garden. Mainly laid to lawn with paved seating area. Gated side aspect.



11/16/23, 3:10 PM

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

6 Centurion Close EXETER EX1 3YW	Energy rating B	Valid until: 15 March 2032 <hr/> Certificate number: 1032-6537-5000-0466-3296
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Property type	Detached house
Total floor area	107 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		