

50, Elaine Close, Beacon Heath, Exeter, EX4 9BP



A terraced property with good sized rear garden in need of updating with the accommodation comprising; entrance porch, dining room, living room/bedroom and additional study/bedroom downstairs. Upstairs are three first floor bedrooms and bathroom.

Offers in the Region of £200,000 Freehold DCX02091

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The Cathedral City of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

Entrance Porch

Accessed via uPVC part frosted front door. Front aspect uPVC double glazed windows. Wall mounted boiler. Part glazed door to the:

Dining Room 10' 7" x 6' 4" (3.237m x 1.938m)

Stairs to the first floor landing. Access to the inner hallway and kitchen. TV point.



Kitchen 9' 7" x 9' 4" (2.923m x 2.836m)

Rear aspect uPVC double glazed window. Fitted range of eye and base level units with stainless steel sink and a half with mixer tap and single drainer. Roll edge work surfaces. Part tiled walls. Integrated oven and hob with extractor above. Plumbing for washing machine. Further appliance space. uPVC part glazed door to the rear garden.



Inner Hallway

Doors to bedroom three and bedroom four.

Bedroom Three 8' 7" x 10' 8" (2.626m x 3.258m)

Rear aspect uPVC double glazed window. Radiator.



Bedroom Four 11' 11" x 7' 7" (3.625m x 2.303m)

Front aspect uPVC double glazed window. Radiator.



First Floor Landing

Doors to bedroom one, bedroom two, bedroom five and bathroom. Access to the loft void above.



Bedroom One 10' 10" x 10' 8" (3.290m x 3.261m)
Front aspect uPVC double glazed window. TV point.
Radiator.

Bedroom Two 9' 11" x 12' 7" (3.022m x 3.824m)
Rear aspect uPVC double glazed window. Radiator.



Bedroom Five 10' 7" x 6' 3" (3.224m x 1.896m)
Front aspect uPVC double glazed window. Storage
cupboard. Radiator.

Bathroom

Three piece white suite comprising panel enclosed
bath with shower above. Low level WC. Pedestal wash
hand basin. Two uPVC double glazed windows.
Extractor. Radiator.



Rear Garden

Private enclosed rear garden with paved seating area.
Mainly laid to lawn. Mature trees.



Total floor area 80.7 m² (869 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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Cooksleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

