

97 Briar Crescent, Exeter, EX2 6DR



A spacious three bedroom semi detached property situated within easy access of the R,D&E Hospital and Ludwell Valley Park. The accommodation comprises entrance hall, living room, conservatory, kitchen with downstairs bathroom, three first floor bedrooms and private enclosed rear garden. Gas central heating and double glazing throughout.

Asking Price £230,000 Freehold DCX02198

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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 Hall

Access via part frosted uPVC front door with doors to lounge, kitchen and bathroom. Stairs to first floor landing. Dado rail. Under stairs storage cupboard. Radiator.

Lounge 17' 7" x 12' 0" (5.37m x 3.65m)

Front aspect uPVC double glazed window and side aspect frosted uPVC double glazed window. Television point. Telephone point. Coved ceiling. Radiator.



Kitchen 11' 2" x 7' 11" (3.41m x 2.41m)

Rear aspect uPVC double glazed window. Recently fitted range of eye and base level units with roll edge work surfaces and stainless steel sink with mixer tap. Integrated double oven and hob with extractor fan above. Integrated fridge and freezer. Plumbing for washing machine. Concealed wall mounted boiler. Spotlights. uPVC part frosted door leads to the conservatory.



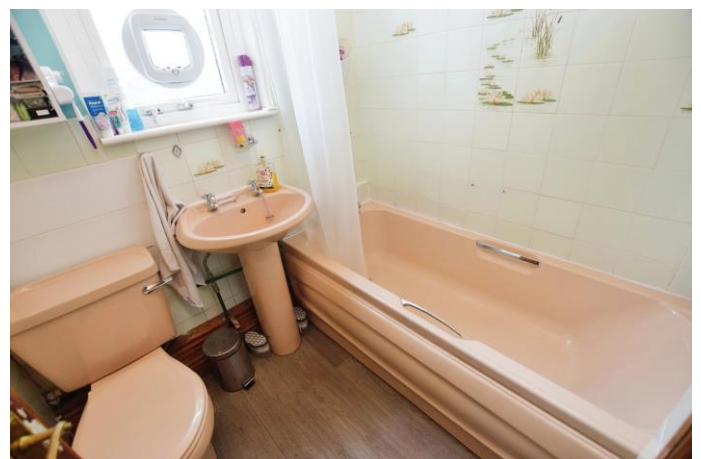
Conservatory 7' 7" x 7' 5" (2.30m x 2.27m)

Dual aspect uPVC double glazed windows and uPVC double glazed sliding door leads to the rear garden. Skylight.



Bathroom

Rear aspect frosted uPVC double glazed window. Three piece suite comprising panel enclosed bath with mixer tap and hand held shower above. Low level WC. Pedestal wash hand basin. Part tiled walls. Radiator.





Total floor area 82.3 m² (886 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

First Floor Landing

Rear aspect uPVC double glazed window with view over the countryside. Doors to bedrooms. Loft access hatch. Picture rail. Gas wall mounted heater.

Bedroom One 12' 0" x 10' 7" (3.66m x 3.22m)

Twin front aspect uPVC double glazed windows. Wardrobe with hanging space and shelving and storage above.



Bedroom Two 11' 4" x 8' 0" (3.45m x 2.44m)

Rear aspect uPVC double glazed window with view over Ludwell Valley. Radiator.



Bedroom Three 8' 10" x 6' 9" (2.68m x 2.06m)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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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.