

15 Hampshire Close, St Thomas, Exeter, EX4 1NA



This beautifully presented detached property is situated in a popular residential cul de sac and occupies an enviable elevated position enjoying magnificent panoramic far reaching views. The well proportioned accommodation benefits from an entrance hall, lounge, kitchen/breakfast room, bedroom four/dining room, three further bedrooms, cloakroom, utility room, family bathroom, enclosed rear garden, garage and off road parking. Local amenities include schools, general store, health centre. Exeter City Centre is approximately two miles away. Viewing is highly recommended

Asking Price £475,000 Freehold DCX02248

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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 Hallway

Access via a uPVC double glazed door, side aspect frosted uPVC double glazed windows, doors to the lounge, kitchen breakfast room, bedroom three, bedroom four/dining room, cloakroom, stairs to the first floor landing, solid wood flooring, spotlighting, wall lights and radiator.

Lounge 15' 4" x 12' 2" (4.662m x 3.718m)

Rear aspect uPVC double glazed french doors leading to the patio and rear garden, gas flame affect fireplace with marble surround, television point, telephone point, wall lights, coved ceiling and radiator.



Bedroom Four/Dining room 12' 1" x 9' 11" (3.690m x 3.023m)

Front aspect uPVC double glazed window with a view over the front garden and over looking the city. Television point, coved ceiling and radiator.



Bedroom Three 12' 1" x 9' 11" (3.675m x 3.022m)

Front aspect uPVC double glazed window with views of the Cathedral and over the city, coved ceiling and radiator.



Cloakroom

Side aspect uPVC double glazed frosted window, low level WC, wash hand basin with a mixer tap and part tiled walls, storage cupboard housing the wall mounted boiler, tiled flooring and heated towel rail.

Kitchen/Breakfast Room 16' 1" x 11' 2" (4.891m x 3.404m)

Beautifully fitted range of eye and base level units with a stainless steel sink and a half with a mixer tap, granite work surfaces, part tiled walls, integrated double oven and hob with an extractor fan above, integrated fridge and freezer, integrated dishwasher, spotlighting and seating area, sliding doors opening out to the rear garden, door to the utility.



Utility room 8' 6" x 4' 9" (2.583m x 1.446m)

Rear aspect uPVC double glazed window with a view over the garden, fitted range of base level units with a stainless steel sink and mixer tap with a single drainer, rolled edge work surfaces, part tiled walls, plumbing for a washing machine, radiator, Doors to the garden and the side of the property.

First Floor Landing

Doors to Bedroom one, bedroom two, bathroom and storage cupboard.

Bedroom One 11' 11" x 12' 0" (3.628m x 3.650m)

Front aspect uPVC double glazed window with a stunning view of the cathedral and over the city, twin double wardrobe with hanging space and shelving, further storage cupboards, radiator.



Bedroom Two 12' 4" x 11' 11" (3.769m x 3.637m)

Rear aspect uPVC double glazed window with a view over the rear garden, twin double wardrobes with hanging space and shelving, sliding doors to the airing cupboard with a water tank and slatted shelving. Further storage cupboards, access to the loft void above and radiator.



Family Bathroom

Side aspect uPVC double glazed window, four piece suite comprising panel enclosed bath with a mixer tap, fully enclosed shower cubicle, low level WC, wash hand basin with mixer tap, spotlighting, tiled walls, tiled flooring, extractor fan and a heated towel rail.



Rear Garden

Private and enclosed landscaped rear garden with extended patio area, steps to the lawn with mature trees and shrub borders, door to the garage.



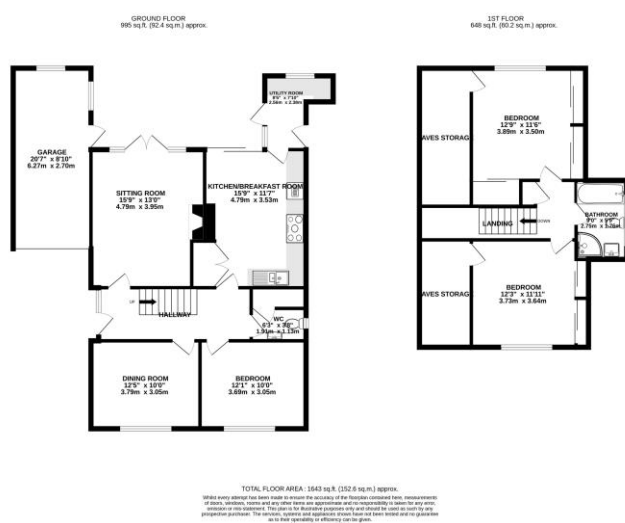


Garage

Metal up and over door with light and power, ample storage space and uPVC rear aspect window.

Front garden

Off road parking for three vehicles, access to the front door, lawn area with shrubs and mature trees.



Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

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.