

7 Hardy Close, Newcourt, Exeter, EX2 7GE



Cooksleys are pleased to offer to the market this well presented 3/4 bedroom detached property tucked away in a prime position and conveniently located within close proximity to both Topsham and the City Centre, with Newcourt Train Station and plenty of other local amenities close by. The spacious accommodation benefits from an entrance hall, lounge, kitchen with a large dining area, cloakroom, bedroom four, three first floor bedrooms, ensuite to the master bedroom, family bathroom, enclosed rear garden with covered seating areas, off road parking, the garage has been converted to create a fourth bedroom which could be ideal for multi-generational living. Viewing is highly recommended.

Asking Price £550,000

Freehold

DCX02283

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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 front door with doors to the lounge, kitchen/dining room, cloakroom and understairs storage cupboard. Stairs to the first floor landing. Radiator.



Lounge 18' 10" x 9' 11" (5.739m x 3.030m)

Front aspect uPVC double glazed window. Television point. Radiator. uPVC French doors leading out to the rear garden. Wood laminate flooring. Door through to Bedroom Four/Office.



Bedroom Four/ Office 19' 10" x 9' 9" (6.047m x 2.962m)

Front aspect uPVC double glazed window and front aspect uPVC double glazed door leading to the front garden. Wood laminate floor, television point, access to loft void above, wall lights, radiator and uPVC double glazed door leading to the rear garden.



Kitchen/Dining Room 19' 2" x 8' 3" (5.847m x 2.508m)

Front aspect uPVC double glazed window. Fitted range of eye and base level units with stainless steel sink and a half with mix tap and single drainer. Roll edge work surfaces, part tiled walls. Integrated oven and hob with extractor fan above. Plumbing for a washing machine, wall mounted boiler. Further appliance space. Wood laminate flooring, seating area, television point. Radiator and uPVC French doors leading out to the rear garden.





Cloakroom

Rear aspect frosted uPVC double glazed window. Low level WC, wash hand basin with mix tap and tiled splash back. Wood laminate flooring. Extractor fan and radiator.

First Floor Landing

Rear aspect uPVC double glazed window with a view over the rear garden. Doors to Bedroom One, Bedroom, Bedroom Two, Bedroom Three, Bathroom. Wood laminate flooring and radiator.

Bedroom One 12' 7" x 10' 1" (3.826m x 3.077m)

Front aspect uPVC double glazed window, Wood laminate flooring. Radiator and door through to the En-Suite.



En-Suite

Rear aspect frosted uPVC double glazed window, fully enclosed shower cubicle with Mira shower. Low level WC, pedestal wash hand basin with mix tap. Tiled flooring, extractor fan, storage cupboard with shelving and a radiator.



Bedroom Two 8' 6" x 8' 5" (2.591m x 2.558m)

Rear aspect uPVC double glazed window. Wood laminate flooring. Radiator.



Bedroom Three 9' 8" x 8' 5" (2.941m x 2.567m)

Front aspect uPVC double glazed window. Wood laminate flooring. Radiator.



Bathroom

Front aspect frosted uPVC double glazed window. Three piece suite comprising of panel enclosed bath with a mix tap and hand held shower above. Low level WC, pedestal hand wash basin with mix tap. Part tiled walls, shaver point, extractor fan, tiled flooring and radiator.



Rear Garden

Private enclosed rear garden. Main laid lawn with covered paved seating area. Matured trees, shrub borders. Outside tap. Off road parking to the front of the property.



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.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cookslays 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.