

27 Bodley Close, Exeter, EX1 3LD



A spacious two double bedroom end of terrace bungalow situated in a quiet cul-de-sac within the popular residential area of Whipton. The property enjoys an open aspect to the front with pleasant views across a communal green. The accommodation is light throughout and comprises an entrance hall, living room/diner, two double bedrooms, shower room and modern fitted kitchen. The property occupies a generous plot and boasts a good sized rear garden, outhouse with power & lighting. Features include gas central heating and double glazing. Cooksleys Estate Agents are delighted to offer this property to the market for sale and highly recommend internal viewing to fully appreciate all this property has to offer.

Offers in the Region of £240,000 Freehold DCX02227

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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

Accessed via a uPVC double glazed front door, doors to the lounge, kitchen, bedroom one, bedroom two, shower room, storage cupboard. Access to the loft void above, telephone point, radiator.

Lounge 17' 1" x 11' 6" (5.198m x 3.515m)

Front aspect uPVC double glazed window with a view over the communal green space, television point, telephone point, wall lights, radiator.



Kitchen 12' 5" x 10' 3" (3.773m x 3.117m)

Rear aspect uPVC double glazed window with a view of the rear garden, fitted range of eye and base level units, stainless steel sink with a single drainer, rolled edge work surfaces, part tiled walls, electric cooker point, further appliance space, storage cupboards one housing the wall mounted boiler, uPVC double glazed door to the rear garden.



Bedroom One 10' 10" x 10' 9" (3.303m x 3.265m)

Front aspect uPVC double glazed window with a view over the communal green space, fitted wardrobes with hanging space and shelving, radiator.



Bedroom Two 10' 9" x 10' 5" (3.275m x 3.187m)

Rear aspect uPVC double glazed sliding doors which open out onto the rear garden, radiator.



Shower Room

Rear aspect uPVC frosted double glazed window, three piece suite comprising fully enclosed shower cubicle, low level WC, wash hand basin, part tiled walls, extractor fan and heated towel rail.



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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Cookkeys 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.

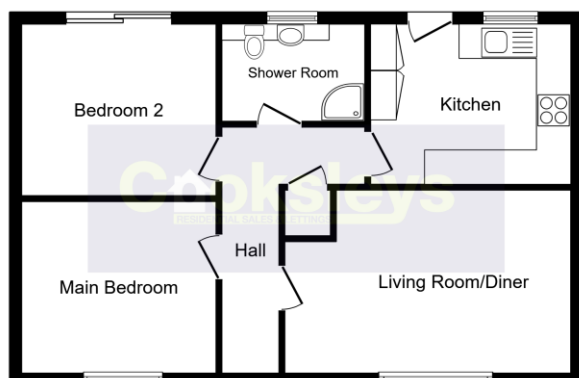
Rear Garden

Private low maintenance rear garden with large paved area, brick store room with apace for utilities. Mature trees and shrub, gated side access.



Parking

Is un-allocated in the car park to the side of the property.



TOTAL: 58.6 m² (630 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.co.uk

