

35 Alice Templer Close, St Leonards, Exeter, EX2 6AE



This charming three double bedroom end of terrace property situated in a popular St Leonards no through road location. With spacious accommodation comprising entrance hall, lounge, open plan kitchen/ dining room, utility room, three double bedrooms, master with en-suite shower room, family bathroom, office/garage and off road parking. Offered for sale with no onward chain.

Asking Price £395,000 Freehold DCX02591

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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 front door with doors to the lounge, kitchen/dining room, downstairs cloakroom and stairs to the first floor landing. Tiled flooring and radiator.

Cloakroom

Low level WC, wash hand basin with mixer tap and tiled splashback, tiled flooring, understairs storage cupboard and radiator.

Lounge 17' 7" x 9' 9" (5.351m x 2.977m)

Rear aspect uPVC double glazed doors lead to the rear garden and front aspect uPVC double glazed windows. Gas flame effect fireplace with marble surround and hearth. Television point, telephone point and two radiators.



Kitchen/ Dining Room 17' 4" x 15' 0" (5.282m x 4.574m)

Twin front aspect uPVC double glazed windows. Rear aspect uPVC window with view over the rear garden. 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 double oven and hob with extractor fan above. Integrated fridge and freezer and dishwasher. Breakfast bar and seating area. Television point, tiled flooring, spotlighting and radiator. Door through to the Utility Room.



Utility Room 7' 3" x 5' 10" (2.214m x 1.787m)

Sink with mixer tap and single drainer. Roll edge work surfaces, space for further appliances, wall mounted boiler, spotlighting, tiled flooring, radiator and part glazed door to the rear garden.

First Floor Landing

Rear aspect uPVC double glazed window. Doors to bedroom one, bedroom two, bedroom three and bathroom. Access to the loft void above. Airing cupboard housing water tank. Radiator.

Bedroom One 10' 10" x 10' 0" (3.312m x 3.038m)

Front aspect uPVC Sash effect window. Floor to ceiling wardrobes with hanging space and shelving, telephone point, television point, radiator and door through to the en-suite shower room.



En-Suite Shower Room

Three piece suite comprising fully enclosed shower cubicle, low level WC, pedestal wash hand basin with mixer tap. Part tiled walls, shaver point, spotlighting and heated towel rail.

Bedroom Two 14' 8" x 7' 10" (4.479m x 2.376m)

Twin front aspect uPVC Sash effect windows. Television point, telephone point and radiator.



Bedroom Three 10' 10" x 9' 6" (3.308m x 2.892m)

Rear aspect uPVC double glazed window with view over the rear garden. Telephone point, television point and radiator.



Bathroom

Rear aspect frosted uPVC double glazed window. Three piece suite comprising panel enclosed bath with mixer tap and handheld shower above, low level WC, pedestal wash hand basin. Part tiled walls, spotlighting and heated towel rail.



Rear Garden

Private enclosed low maintenance rear garden with paved seating area, mature trees, outside tap and gate to off road parking. Door through to the home office.



Home Office / Garage 19' 5" x 9' 9" (5.926m x 2.960m)
Front aspect uPVC double glazed French doors leading out to the off road parking space. Light and power. Original garage door can be reinstated. uPVC door to the rear garden.



Side of the property

Off road parking for one vehicle and pedestrian access to the front of the property.



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.

Cooksheds 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.