

27 Dart Avenue, Exeter, EX2 7FX



A stunning three bedroom semi-detached property offered for sale in excellent condition situated in a popular location. With accommodation spread over three floors benefiting from entrance hall, lounge, open plan kitchen/ dining room, utility area, cloakroom, three double bedrooms, master with en-suite and a dressing area, family bathroom, enclosed rear garden, garage and off road parking. Viewing is highly recommended.

Offers in the Region of £440,000 Freehold DCX02702

27 Dart Avenue, Exeter, EX2 7FX

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 part glazed front door. Door to the lounge. Stairs to the first floor landing. Radiator.

Lounge 14' 11" x 12' 0" (4.542m x 3.661m)

Front aspect uPVC double glazed window. Television point. Telephone point. Understairs storage cupboard. Radiator. Door through to the open plan kitchen/dining room.



Kitchen/ Dining Room 12' 0" x 14' 10" (3.664m x 4.516m)

Rear aspect uPVC double glazed window and rear aspect uPVC double glazed doors lead to the rear garden. Beautifully fitted range of eye and base level units with sink and a half with mixer tap and single drainer. Roll edge work surfaces, part tiled walls. Integrated oven and induction hob with extractor fan above. Integrated fridge and freezer. Integrated dishwasher. Spot lighting. Large seating area. Archway through to the utility area.



Utility Area

Eye and base level units with worktop space. Plumbing for washing machine. Radiator. Door through to cloakroom.

Cloakroom

With low level WC. Pedestal wash hand basin with mixer tap and storage below. Tiled splashback. Extractor fan and radiator.

First Floor Landing

With doors to bedroom two, bedroom three and bathroom. Turning staircase to second floor landing.

Bedroom Two 11' 10" x 10' 6" (3.606m x 3.199m)

Twin front aspect uPVC double glazed windows. Built in storage cupboard. Television point. Telephone point. Radiator.



Bedroom Three 14' 10" x 8' 7" (4.513m x 2.619m)

Rear aspect uPVC double glazed windows. Built in storage cupboard with hanging space and shelving. Radiator.



Bathroom

Rear aspect frosted uPVC double glazed window. Four piece suite comprising panel enclosed bath with mixer tap and handheld shower above, Walk in shower cubicle, low level WC, pedestal wash hand basin with tiled splashback. Shaver point. Spotlighting and radiator.



Second Floor Landing

With access to master bedroom and dressing area. En-suite bathroom. Airing cupboard with water tank and slatted shelving. Triple built in wardrobe with hanging space and shelving.

Master Bedroom 14' 8" x 10' 7" (4.477m x 3.220m)

Front aspect uPVC double glazed window. Television point. Radiator.



Dressing Area/ Study 4' 10" x 5' 6" (1.484m x 1.669m)
Radiator.

En-Suite Shower Room

Rear aspect frosted uPVC double glazed window. Three piece suite comprising walk in shower cubicle, low level WC, pedestal wash hand basin with mixer tap and tiled splashback. Spotlighting, extractor fan, heated towel rail.



Rear Garden

Private enclosed rear garden with paved seating area, artificial grass, shrub borders and gated rear access.



Garage and Parking

Situated to the rear of the property is a single garage with an up and over metal door. There is off road parking in front of the garage too.



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.

Cookleys 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.

