

8 Apple Farm Grange, Clyst Heath, Exeter, EX2 7TH



Set within a desirable cul de sac, this beautifully presented four-bedroom detached family home offers generous accommodation, perfectly suited to modern family living. Situated in an ideal location with excellent transport routes and close to schools and shops. The property opens into a welcoming entrance hall, complemented by a convenient downstairs cloakroom, and flows effortlessly into three well-proportioned reception rooms, providing exceptional versatility for entertaining, family life. At the heart of the home lies a stylish modern kitchen, thoughtfully designed with contemporary fittings and ample storage. Upstairs, the property boasts four generously sized bedrooms, including a master suite with a en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom. Externally, the home continues to impress with a well-maintained rear garden, offering a private outdoor space for relaxation and entertaining. To the front, the property benefits from off-road parking and a single garage, providing both convenience and security.

Offers in the Region of £525,000 Freehold DCX02951

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THE ACCOMMODATION COMPRISES:

Entrance Hallway

Accessed via a solid wood front door, front aspect frosted double glazed window, doors opening into the lounge, doors to the dining room, kitchen, cloakroom, understairs storage cupboard, stairs to the first floor landing, laminate flooring, telephone point, coved ceiling and a radiator.

Cloakroom

Low Level WC, wash hand basin with a mixer tap, fully tiled floor and walls, extractor fan and a heated towel rail.

Lounge 18' 4" x 11' 7" (5.597m x 3.538m)

Front aspect uPVC double glazed bay window, electric fireplace with stone surround and hearth, television point, laminate flooring, coved ceiling, two radiators and an archway through to the dining room.



Dining Room 13' 0" x 9' 0" (3.954m x 2.750m)

Rear aspect double glazed patio doors leading to the rear garden, wood laminate flooring, coved ceiling, door to the hallway and a radiator.



Kitchen 9' 11" x 8' 8" (3.018m x 2.650m)

Rear aspect uPVC double glazed window with a view over the garden, a stunning modern range of eye and base level units. Composite sink and a half with a mixer tap and single drainer, mirror chipped quartz work surfaces, integrated oven and microwave, hob with an extractor fan above, integrated dishwasher, fridge, freezer and washing machine. Spotlighting, tiled flooring, radiator and access through to the breakfast room.



Breakfast Room 7' 7" x 8' 2" (2.318m x 2.498m)

Rear aspect uPVC double glazed window, seating area, television point, concealed modern wall mounted boiler, tiled flooring, access to the loft void above which is partially boarded, insulated and with power, spotighting and a part glazed door to the rear garden.



First Floor Landing

Doors to bedroom one, bedroom two, bedroom three, bedroom four and bathroom. Access to the void above which is partially boarded, insulated and with power, storage cupboard.

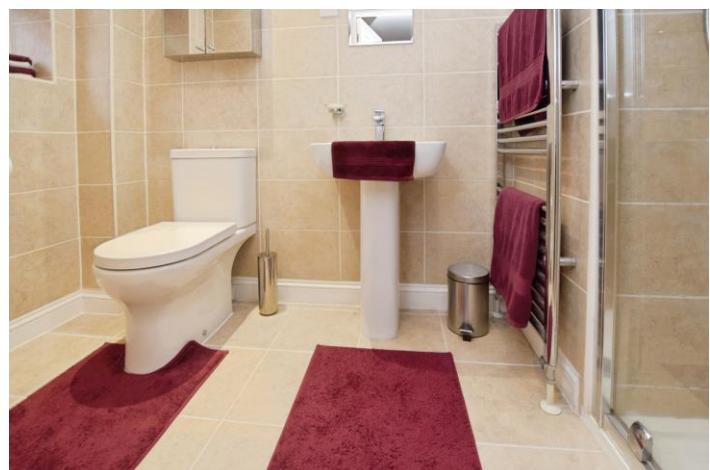
Bedroom One 13' 2" x 10' 1" (4.011m x 3.067m)

Front aspect uPVC double glazed window, twin built in wardrobes with hanging space and shelving, television point, telephone point. radiator. Door to the en-suite.



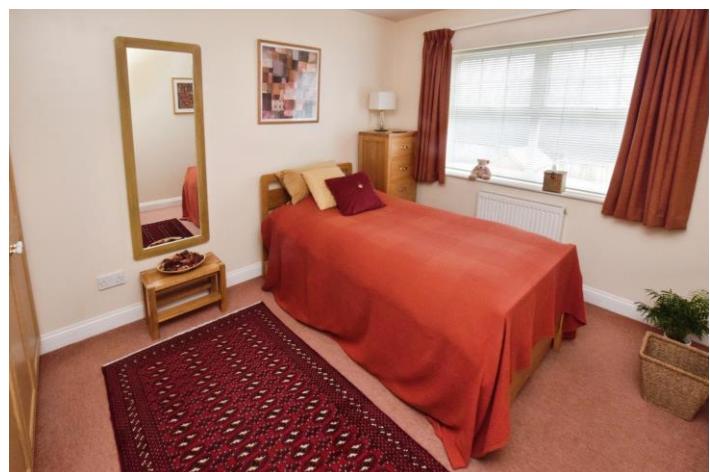
En-suite

Side aspect frosted uPVC double glazed window, modern three piece suite, walk in shower cubicle, low level WC, wash hand basin, shaver point, fully tiled walls and tiled flooring, spotighting, extractor fan and a heated towel rail.



Bedroom Two 11' 1" x 9' 1" (3.376m x 2.772m)

Rear aspect uPVC double glazed window with a view over the rear garden, built in double wardrobe with hanging space and shelving. Television point and a radiator.



Bedroom Three 7' 10" x 8' 0" (2.397m x 2.432m)

Front aspect uPVC double glazed window and a radiator.



Bedroom Four 8' 9" x 6' 9" (2.672m x 2.067m)

Rear aspect uPVC double glazed window with a view over the rear garden and a radiator.



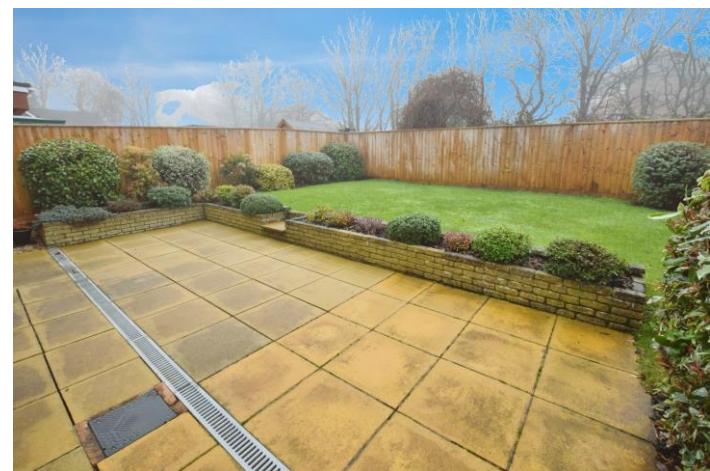
Family Bathroom

Side aspect uPVC double glazed frosted window, three piece white suite benefiting from a panel enclosed bath with Mira shower above, low level WC, wash hand basin, shaver point, extractor fan, tiled walls, tiled flooring and a heated towel rail.



Rear Garden

A beautifully maintained and landscaped rear garden, enclosed by fencing and benefits from a lawned area with well stocked shrub borders. Large paved seating area and access to the front of the property.



Garage

Single garage with a metal up and over door, light and power.

Front garden

Mainly laid to lawn with shrub inserts, off road parking for two vehicles and pedestrian access to the front door.

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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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.

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Energy performance certificate (EPC)

8 Apple Farm Garage THE BELL, BELL EX2 7TH	Energy rating: C Emissions: 160.00 kg CO ₂ /m ² year	29 January 2018 2169-4599-2226-2541
Property type: Detached house	Total floor area: 106 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and self-contained rooms](https://www.gov.uk/government/publications/letting-houses-on-the-rental-market-and-self-contained-rooms) (<https://www.gov.uk/government/publications/letting-houses-on-the-rental-market-and-self-contained-rooms>).

Energy rating and score

See how to improve this property's energy efficiency.