



23 Guildford Close, Exeter

Exeter

£350,000



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Exeter, Exeter

Fully renovated 4-bed home with 2 bathrooms, modern kitchen, study, integrated garage, driveway, low-maintenance outdoor space, and versatile living. Easy access to Exeter. Ideal for families.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Fully renovated property
- 150sqm of habitable space
- 4 good sized bedrooms
- Integrated garage
- 2 reception rooms on different floors
- Modern kitchen with integrated appliances
- 2 Bathrooms
- Option to convert the ground floor lounge into a fifth bedroom
- Storage throughout the home
- On street parking available





Kitchen (Middle Floor)

11' 2" x 7' 11" (3.40m x 2.42m)

Fully renovated kitchen with a modern shaker design. Built in dishwasher, microwave oven, with excellent cooking workspace & storage

Lounge (Middle Floor)

13' 9" x 19' 5" (4.18m x 5.93m)

Spacious space with natural light that flows into the room. Feature wall decoration with an electric fire included.

Office (Middle Floor)

10' 0" x 7' 7" (3.06m x 2.30m)

Spacious middle floor office, perfect location within the property with hallway storage within near proximity

Bedroom - 3 (Middle Floor)

10' 2" x 7' 1" (3.09m x 2.15m)

Double bedroom, with good natural light.

Lounge 2 (Lower floor)

13' 7" x 19' 5" (4.13m x 5.92m)

Spacious room, with double doors that open up onto a low maintenance rear garden, perfect for a summer BBQ or a morning coffee.

Shower Room (Lower Floor)

5' 5" x 7' 10" (1.65m x 2.38m)

Perfect location for when socialising outside or hosting within the lower lounge.

Bedroom 1 (Upper Floor)

13' 10" x 9' 2" (4.22m x 2.79m)

Spacious double bedroom with sliding wardrobes included.

Bedroom 2 (Upper Floor)

13' 9" x 9' 11" (4.20m x 3.03m)

Large double bedroom with natural light.

Bedroom 4 (Upper Floor)

10' 2" x 7' 0" (3.09m x 2.14m)





REAR GARDEN

Low maintenance rear space, location off the lower lounge.

DRIVEWAY

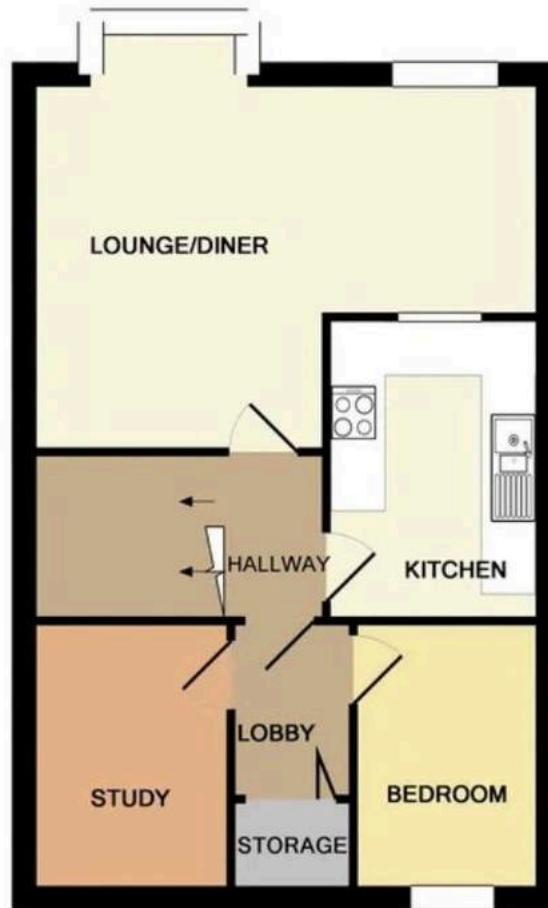
2 Parking Spaces

1 Space on the driveway and 1 single garage.





LOWER FLOOR
APPROX. FLOOR
AREA 378 SQ.FT.
(35.2 SQ.M.)



MIDDLE FLOOR
APPROX. FLOOR
AREA 585 SQ.FT.
(54.3 SQ.M.)



UPPER FLOOR
APPROX. FLOOR
AREA 649 SQ.FT.
(60.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1612 SQ.FT. (149.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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