



## 19 Cobley Court Nr. Pinhoe, Exeter, EX4 8GB

Situated in the desirable Cobley Court area of Exeter, this modern detached house presents an exceptional opportunity for both families and retirees. With striking open-plan kitchen/diner, family lounge, cloakroom/WC, three double bedrooms and two well-appointed bathrooms, this property is designed to cater to the needs of contemporary living.

The home boasts a generous south-facing garden, perfect for enjoying sunny days and outdoor gatherings. The full-width patio provides an ideal space for al fresco dining or simply relaxing in the tranquility of your own garden. Additionally, the property includes a garage and private off-road parking, ensuring convenience for residents and guests alike. Unrestricted on-street parking further enhances accessibility. Equipped with an E.on District Heating System and uPVC double glazing, this property ensures warmth and energy efficiency throughout the year.

Situated in a peaceful cul-de-sac, this residence offers a serene environment while remaining close to essential amenities. Superstores and public transport links are just a stone's throw away, making daily errands and commutes effortless.

This well-appointed family home is not only a sanctuary of comfort but also a practical choice for those seeking a harmonious blend of quiet living and everyday conveniences. Whether you are looking to settle down

**Guide Price £397,500**

# 19 Cobley Court

Nr. Pinhoe, Exeter, EX4 8GB



- NO ONWARD CHAIN
- Spacious Cloakroom/WC
- uPVC Double Glazing
- Unrestricted On Street Parking
- Entrance Hall
- 3 Double Bedrooms (one en-suite)
- Large South Facing Garden
- Lounge, Kitchen/Diner
- E.on District Heating System
- Garage & Private Off Road Parking

## Lounge

19'11" x 10'1" (6.08 x 3.08)

## Kitchen/Diner

19'11" x 11'4" (6.08m x 3.47m)

## Cloakroom/WC

## On the First Floor

## Landing

## Bedroom 1

13'4" x 10'3" (4.08m x 3.14m)

## En-suite Shower Room

7'4" x 3'10" (2.26m x 1.19m)

## Bedroom 2

10'5" x 10'5" (3.20m x 3.18m)

## Bedroom 3

9'2" x 8'0" (2.81m x 2.46m)

## Bathroom

6'11" x 6'2" (2.11m x 1.90m)

## Gardens & Parking

## Garage

19'3" x 9'10" (5.88m x 3m)

## Estate Management Charge



Directions





# Floor Plan



**Ground Floor**

**First Floor**

Total area: approx. 93.2 sq. metres (1002.8 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

**19 Cobley Court, Exeter**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>83</b>	<b>94</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	