



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
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4 Tugela Terrace, Frog Lane, Clyst St. Mary, Exeter, EX5 1BS

GUIDE PRICE

£239,950

TENURE Freehold



A Terrace House Situated In A Highly Sought-After Village Of Clyst St. Mary Within Close Proximity To The Village Centre With Good Access To The M5 And A30

Reception Hall * Open-Plan Lounge/Dining Room * Kitchen * Sun Room
Two Good Size Bedrooms * Bathroom/Wc * Lovely Gardens * Gas Central Heating * Double Glazing * Viewing Recommended

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THE ACCOMMODATION COMPRISES: Front door opens through to:

RECEPTION HALL: Cupboard housing electric meters, radiator, storage cupboard.

LOUNGE/DINING ROOM: 7.01m x 4.37m (23'0" x 14'4") A spacious open-plan room with electric log effect fire housed in stone surround with built-in storage into the alcoves, radiator, double glazed bay window to front aspect, further double glazed window overlooking the sun room.

KITCHEN: 3.25m x 2.24m (10'8" x 7'4") Comprising; range of wall and base units with worktops, tiled splashbacks, stainless steel sink unit with mixer tap, space for fridge/freezer, washing machine and freestanding oven, double glazed window overlooking the rear garden, further window overlooking sun room.

UTILITY ROOM: 3.45m x 1.85m (11'4" x 6'1") A useful area with power and light connected, door into rear garden.

From the reception hall stairs rise to first floor landing.

FIRST FLOOR LANDING: Airing cupboard with boiler, double glazed window to side aspect, access to loft space. There is also a ventilation system that serves the whole property – DRI-ECHO-HEAT-CS (PIV – Positive Input Ventilation) – which the current owner had installed.

BEDROOM 1: 4.37m x 3m (14'4" x 9'10") Good size main bedroom with wardrobe, radiator and double glazed window to front aspect.

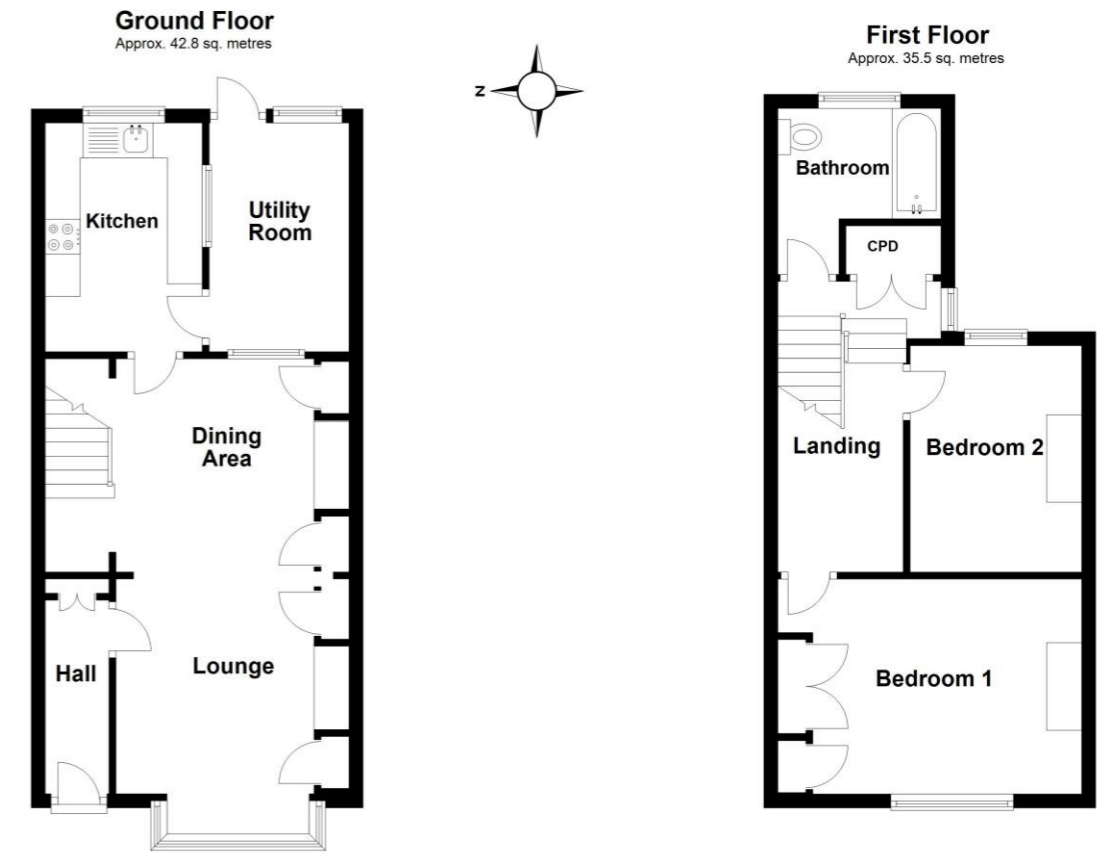
BEDROOM 2: 3.23m x 2.77m (10'7" x 9'1") A good size second bedroom with radiator and double glazed window to rear aspect enjoying an outlook over the rear gardens.

BATHROOM/WC: 2.36m x 2.24m (7'8" x 7'4") Comprising a white suite with bath having shower over, WC, pedestal wash hand basin, radiator, obscure uPVC double glazed window to the rear aspect.

OUTSIDE: To the front of the property is a garden enclosure with path giving access to the property. To the rear is a good size mature garden featuring a lawned area edged with flower and shrub beds offering an array of colour. To the rear of the garden there is also a patio area and garden shed. A path leads along the back of this terrace leading to a lockable gate providing communal access to the front of the property. Public car park across the road from the property.

Mortgage Assistance: We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on to arrange an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage. Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

FLOOR PLAN:



Total area: approx. 78.2 sq. metres

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epc solutions.co.uk
Plan produced using PlanUp.