



Connells

Bate Close
Exeter

Bate Close
Exeter EX2 8US

for sale
£475,000



Property Description

Situated within the popular Alphington area of Exeter, this impressive four-bedroom detached home offers well-proportioned and versatile accommodation, perfectly suited to modern family living.

The ground floor accommodation includes a convenient cloakroom and spacious dual aspect living room with windows to the front and double doors opening onto the garden. A feature inset solid fuel stove provides a charming focal point. The heart of the home is undoubtedly the contemporary kitchen/dining room, fitted with an extensive range of units complemented by Quartz worktops and quality integrated appliances and with double doors opening directly onto the garden. A utility room provides additional storage and appliance space, with side access to the exterior. On the first floor, the principal bedroom benefits from its own en-suite shower room. Three further well-proportioned bedrooms are served by a family bathroom. The enclosed rear garden is thoughtfully arranged with a paved patio, steps rising to a generous lawn, additional seating area and useful wood store. To the side of the property, there is off-road parking and a detached garage with light and power, currently used as a home gym space. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Note

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

Entrance Hall

Wall mounted radiator.

Lounge

Double glazed front aspect window, French doors to rear, wood burner, two wall mounted radiators.

Kitchen/ Dining Room

French doors to garden, wall and base units, work surfaces, sink unit, wine cooler, dish washer, fridge freezer.

Downstairs WC

Double glazed front aspect window, low level toilet, wash hand basin, wall mounted radiator.

Utility Room

Double glazed front aspect window, door to side, integrated freezer, boiler, space for washing machine.

Landing

Pull down ladder for access to loft.

Bedroom 1

Double glazed front aspect window, wall mounted radiator.

En Suite

Double glazed front aspect window, electric walk-in shower, low level toilet, wash hand basin.

Bedroom 2

Double glazed rear aspect window, wall mounted radiator.

Bedroom 3

Double glazed front aspect window, wall mounted radiator.

Bedroom 4

Double glazed rear aspect window, wall mounted radiator.

Bathroom

Double glazed rear aspect window, bath with mains shower over, low level toilet, wash hand basin, storage cupboard.

Rear Garden

Patio, steps up to lawned area, gravelled area for fire pit, shed.

Parking

Garage (currently used as a gym and for storage) + additional parking for 2/3 cars.

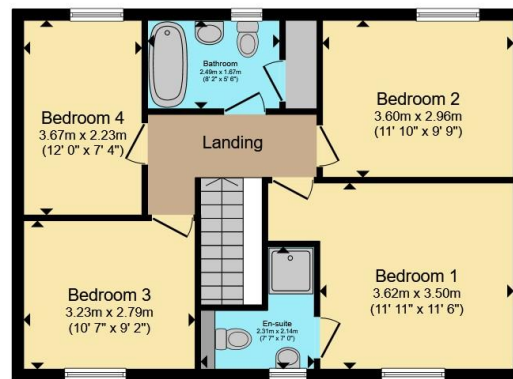




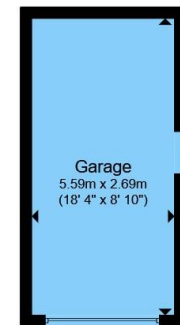




Ground Floor



First Floor



Garage

Total floor area 136.3 m² (1,467 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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8-9 South Street
EXETER EX1 1DZ

EPC Rating: C Council Tax
Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/EXR318067



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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