

HUNTERS[®]

HERE TO GET *you* THERE



Carlyon Gardens

Exeter, EX1 3AG

Asking Price £285,000



Council Tax: B



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Hallway

Door to the WC, stairs to the first floor, opening to a storage area, door to the kitchen.

WC

4'6" x 5'11" (1.38m x 1.81m)

Partially obscured window to the front aspect, low level WC, hand basin, door to a cupboard housing the boiler.

Kitchen

9'10" x 10'7" (3.02m x 3.25m)

High and low level cupboards, electric kick heater, window to the rear aspect, door to the rear garden, roll top work surfaces, built in gas hob, oven and extractor hood, space and plumbing for a washing machine, space for a fridge freezer, door to the lounge/dining room.

Sitting room/dining room

10'8" x 21'6" (3.27m x 6.56m)

Dual aspect, large windows to the front and rear aspect, radiator, space for a table, door to the hallway.

Landing

Doors to all rooms and access to the roof space that is partially boarded.

Master bedroom

13'11" x 10'10" (4.26m x 3.32m)

Large window to the rear aspect, radiator.

Bedroom two

9'11" x 10'8" (3.03m x 3.27m)

Large window to the rear aspect, radiator, built in wardrobe.

Bedroom three

10'11" x 7'6" (3.35m x 2.30m)

Large window to the front aspect, radiator.

Bathroom

4'6" x 8'9" (1.38m x 2.68m)

Partially obscured window to the front aspect, large walk in shower, low level WC, hand basin, heated towel rail.

Outside

To the front of the property the outlook is definitely worth a mention as it consists of a stream and North Brook park, access to this property to the front is pedestrian only which gives added peace and quiet, the front garden of the property is laid to stone chippings with mature shrubs, there is a pathway leading to the front door of the property.

To the rear boasts a brick built storage shed and a purpose built office/ workspace both benefit from electricity that can be isolated and contained, the purpose built workshop is also insulated and supplied with cable broadband, the garden itself is set over several levels the garden has a gradual slope and is made up of stone chippings and a patio area laid to stone, there is a pathway that leads to the top of the garden and the gate giving access to the allocated park and garage/ workshop which also has electric, there is also a purpose built bike store.

We are delighted to present this immaculate terraced house, currently listed for sale. This property boasts a harmonious blend of space, character, and modernity, making it an ideal choice for families.

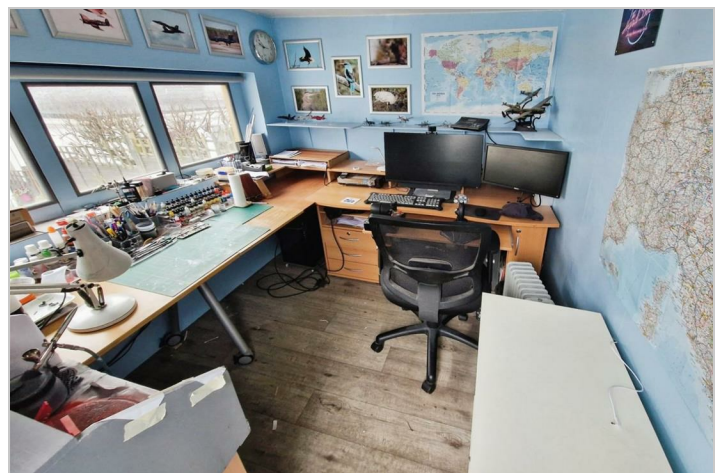
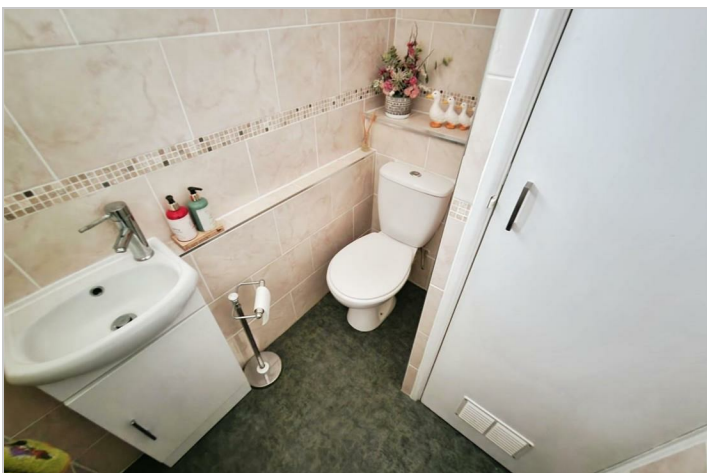
Upon entering the house, you will be welcomed by a spacious reception room that exudes warmth and comfort, creating an inviting atmosphere for both relaxation and entertainment. Adjacent to the reception room is a well-appointed kitchen, offering ample space for both cooking and dining. The kitchen benefits from an abundance of natural light, enhancing its inviting ambience and providing a pleasant environment for meal preparation.

The house consists of three well-proportioned bedrooms, providing ample space for the entire family. It also features a single, beautifully maintained bathroom, completing the living accommodations on offer.

One of the unique features of this property is the provision of off-road parking, a rarity in this locale. Additional benefits include a Office/ workspace and a garage/ workshop, providing extra storage or workspace for those who need it.

Situated in a desirable location, this property benefits from excellent public transport links, making commuting a breeze. For families with school-aged children, the nearness to reputable schools is a significant advantage. Lovers of the outdoors will appreciate the proximity to green spaces, nearby parks, and walking routes, providing ample opportunities for recreational activities.

The house falls under council tax band B, a further testament to its affordability. This property is a fantastic opportunity to acquire a family home that beautifully marries convenience, comfort, and modern living.



Road Map



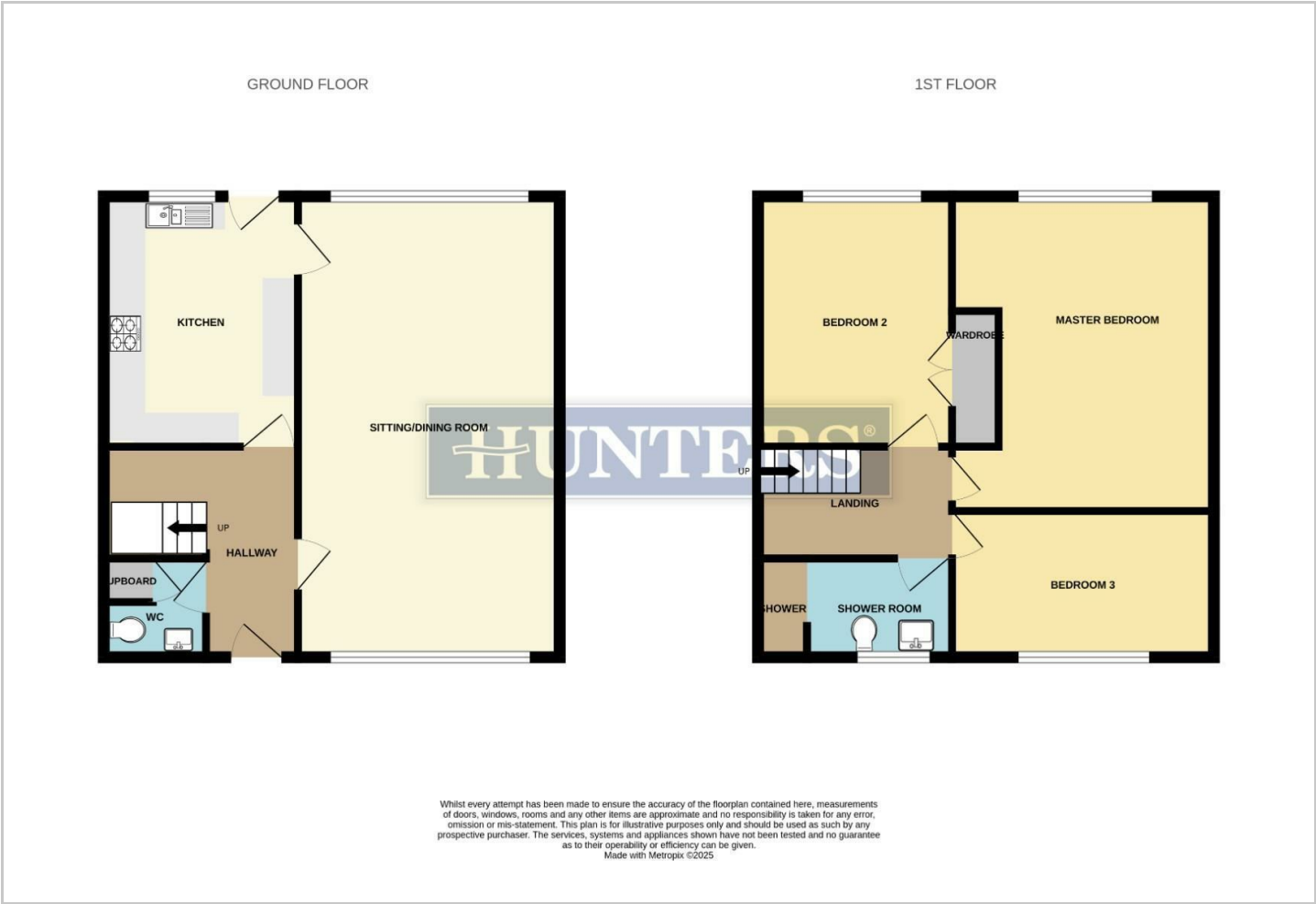
Hybrid Map



Terrain Map



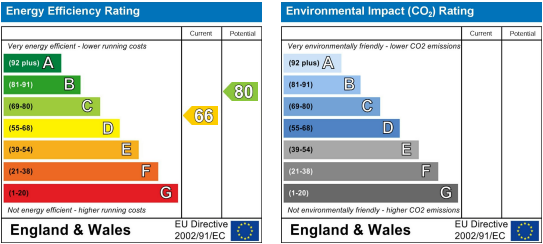
Floor Plan



Viewing

Please contact our Hunters Exeter Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.