



Victoria Close, Exeter, EX1 3ES

This modern semi-detached property is perfect for a family, first home or rental investment, offered to the market with NO ONWARD CHAIN. The property features three bedrooms, two bathrooms, a large reception room, private rear garden and two off-road parking spaces.

Winkworth

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Description:

Pinhoe is located to the northeast of Exeter. Pinhoe is a quiet residential area comprising of a mixture of post war houses and bungalows along with multiple modern developments. The area benefits from multiple green parks and amenities such as supermarkets, pubs, restaurants, schools, takeaways and a doctors surgery.

Exeter is a vibrant small city that really packs a punch with its many restaurants, shops, pubs, bars and historical sights. The rest of the country is easily accessible from Exeter due to its many transport links including two train lines to London (London Paddington 120 minutes), Exeter airport and the M5 motorway.

Ground floor:

The property is accessed via a small porch which leads into a bright spacious hallway. The downstairs cloak room with W/C and wash basin is located off the hallway, along with a storage cupboard.

The modern kitchen is well appointed, it comprises of a range of white base and wall storage units with a rolltop work surface. An integral oven, hob, extractor fan, stainless steel sink and drainer are all integral to the property. There is further space for a standalone fridge/freezer and washing machine.

The large dining/reception room is bright and located at the rear of the property it has plenty of space for family living and furniture. Double French doors leading directly into the private rear garden.

First floor:

Bedroom one is large double bedroom with a large window overlooking the rear garden. The ensuite comprises of a W/C, stand in shower cubicle and wash basin.

Bedroom two is also a double, located to the front of the property with a large window overlooking the front aspect. Bedroom three is located at the rear of the property with a window overlooking the rear garden.

The modern family bathroom comprises of a W/C, wash basin and bath with stand over shower.

Outside:

The pretty private rear garden faces south. The garden is mostly laid to lawn with a patio area leading from the double French doors.

The driveway has space for two cars directly to the front of the property.

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use Thirdfort to undertake automated ID verification, AML compliance and source of funds checks. A charge of £10 is levied for each verification undertaken



At a glance...

- Modern throughout.
- No onward chain.
- Three bedrooms.
- Two bathrooms.
- Large reception room.
- Modern Kitchen.
- South facing garden.
- Off-road parking for two cars
- EPC: B
- No onward chain.

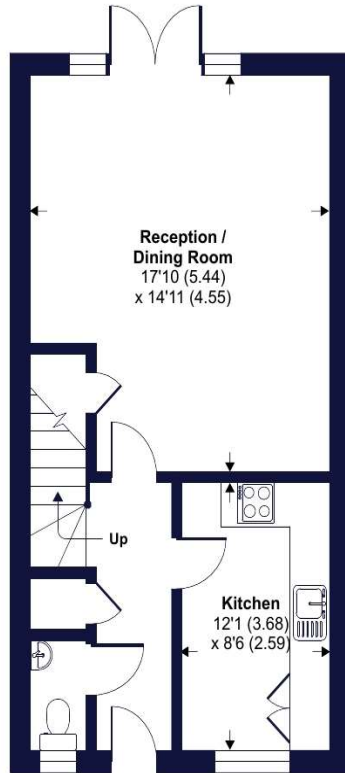
PROPERTY INFORMATION:

- Freehold
- Council tax Band: D
- Services:
 - Mains electric, water & drainage. The properties heating and hot water are on the Eon district heating system.

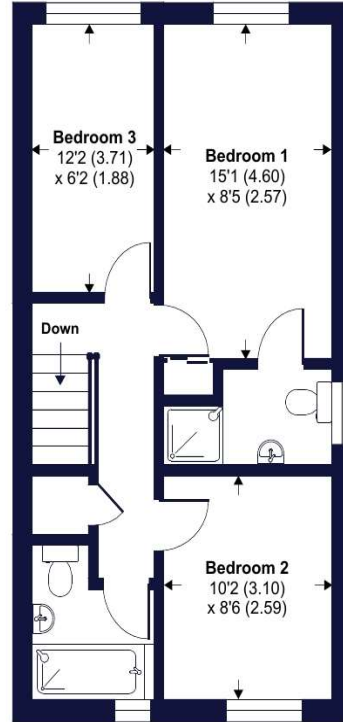
Victoria Close, Exeter, EX1

Approximate Area = 926 sq ft / 86 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2022. Produced for Winkworth. REF: 976015

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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