



£350,000

Spruce Close, Exeter

Detached House | 4 Bedrooms | 2 Bathrooms

Landline:- 01392 469333



www.rightathomeexeter.com



Step Inside

Key Features

- No Onward Chain
- Detached Four bedrooms
- Downstairs WC Cloakroom
- Living Room
- Kitchen / breakfast room
- Dining Room
- Ensuite Shower
- Bathroom
- Garden
- Driveway & garage

Property Description

** NO ONWARD CHAIN ** * DETACHED * FOUR BEDROOMS * DOWNSTAIRS WC * LIVING ROOM * KITCHEN / BREAKFAST ROOM * DINING ROOM * EN-SUITE SHOWER ROOM * BATHROOM * GARDEN * DRIVEWAY & GARAGE

Main Particulars

Offered with no onward chain, this spacious four bedroom detached family home is situated in a quiet cul-de-sac location. The accommodation briefly comprises an entrance hall, downstairs cloakroom, living room, dining room, kitchen/breakfast room, main bedroom with en-suite, 3 further double bedrooms and family bathroom. Outside there is a driveway providing off road parking which leads to the integral garage and an enclosed rear garden with side access.

Beacon Heath is on the north eastern edge of Exeter with excellent transport links including M5, A30 and the city center. Beacon Heath benefits from having local shops, hair salon, pharmacy, public house and leisure center. Schools for all ages are within easy reach and there are regular bus routes into Exeter.

Council Tax Band: E

Tenure: Freehold

Access

Block paved driveway leading to the front door providing off-road parking for two vehicles. Paved path and well maintained front lawn.

Obscured glazed wooden front door into:

Entrance Hall

Wood effect flooring, gas central heating radiator, stairs to the first floor landing and doors to:

Cloakroom

Fitted with a close coupled W.C, wooden obscured glazed window to the front aspect, part tiled wall, wash hand basin and gas central heating radiator.

Living Room

3.23m x 4.34m (10'7" x 14'2")

Wood effect flooring, feature fireplace with marble style surround and wooden mantel, bay window to the front aspect and television point.

Kitchen / Dining Room

Kitchen/Breakfast Room 5.07m x 3.68m (16'7" x 12'0")

The kitchen is fitted with a range of pine base cupboards, drawers and eye level units, roll edged laminate work surface, tiled splashback, one and a half bowl stainless steel sink unit with mixer tap. Space for refrigerator, space and plumbing for dishwasher, integral electric hob and oven with extractor hood over. Space for washing machine and tumble dryer. Sealed unit double glazed window to the rear aspect, sliding patio doors to the rear garden and half glazed wooden door to the side aspect.

Internal door to garage. Door to:

Dining Room

3.26m x 2.67m (10'8" x 8'9")

Sealed unit double glazed window to the rear aspect and gas central heating radiator.

First Floor Landing

Hatch to roof space, built-in storage cupboard with slatted shelving and doors to:

Bedroom 1

3.07m x 3.36m (10'0" x 11'0")

Sealed unit double glazed window to the rear aspect, gas central heating radiator, built- double wardrobe with sliding mirror fronted doors. Door to:

En-suite Shower Room

Sealed unit double glazed window to the front aspect, part tiled walls, pedestal wash hand basin, close coupled W.C, quadrant shower cubicle with mixer shower inset, gas central heating radiator, extractor fan, wall mounted electric shaver point and deep built-in storage cupboard

Bedroom 2

2.86m x 4.19m (9'4" x 13'8")

Sealed unit double glazed window to the front aspect, gas central heating radiator.

Bedroom 3

3.46m x 2.56m (11'4" x 8'4")

Sealed unit double glazed window to the rear aspect with an excellent rural outlook, gas central heating radiator.

Bedroom 4

2.56m x 2.27m (8'4" x 7'5")

Sealed unit double glazed window to the front aspect, gas central heating radiator.

Bathroom

The bathroom is fitted with a white suite comprising panelled bath, pedestal wash hand basin, close coupled W.C with tiled surrounds. Wall mounted electric shaver point, obscured sealed unit double glazed window to the rear aspect, gas central heating radiator and extractor fan.

Rear Garden

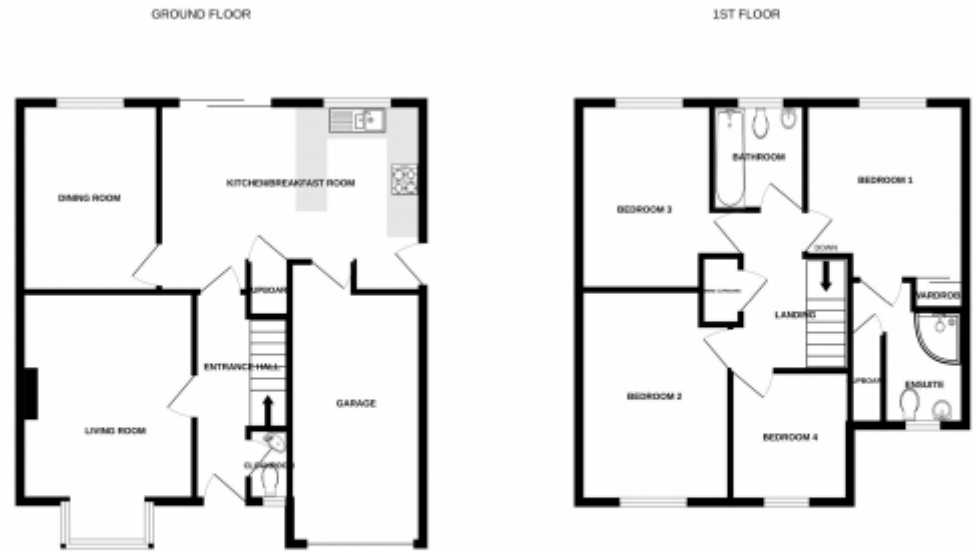
Excellent rural outlook with a triangular shaped well maintained rear garden and patio. Pathway leads down to a further area of woodland towards the surrounding valley. Wooden garden shed to one side of the property. Water butt, outside tap and side gate access to the other side, with concrete wrap around path and wall mounted Gas and Electricity meters.

Garage

4.99m x 2.41m (16'4" x 7'10")

Power and lighting. Wall mounted fuse box. Up and over wooden door.

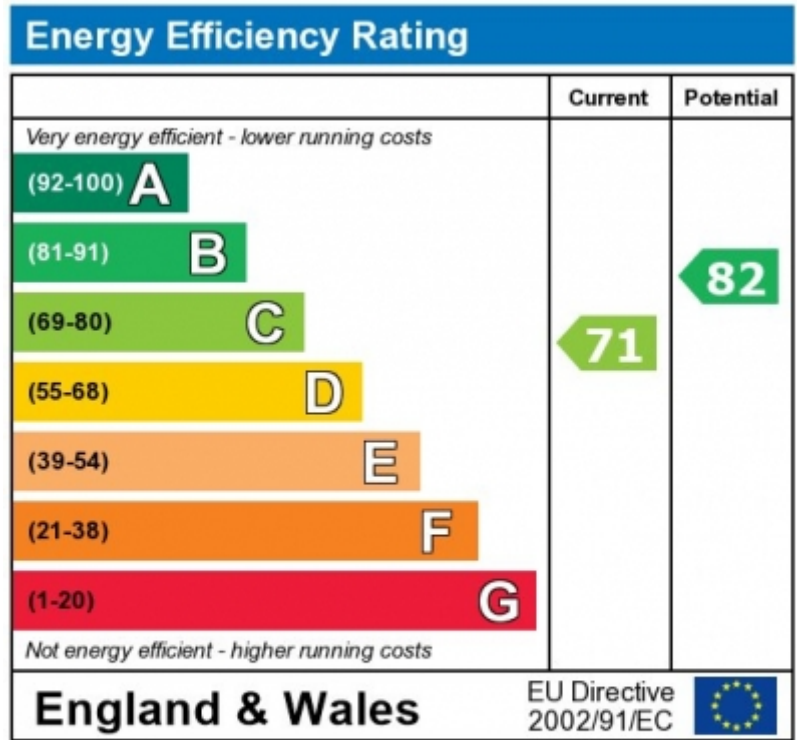




While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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