



£260,000

Farley Grove, Exeter

Terraced House | 2 Bedrooms | 2 Bathrooms

Landline:- 01392 469333



www.rightathomeexeter.com



Step Inside

Key Features

- Modern Two Bedroom Terrace Home
- Bright & Spacious Kitchen Dining Room
- Master Bedroom Features En-Suite Shower Room
- Separate Utility Area & WC
- Off Road Parking
- Well Presented Throughout
- Built in 2020 By Bloor Homes
- New Home Warranty
- Popular Westclyst Location
- Close Proximity To Excellent Transport Links, Schools & Amenities

Property Description

* MODERN TWO BEDROOM BLOOR HOME * MASTER BEDROOM WITH ENSUITE * MODERN/SPACIOUS KITCHEN/DINER * CLOAKROOM & UTILITY * ENCLOSED LEVEL GARDEN * OFF ROAD PARKING * POPULAR WESTCLYST LOCATION *

Main Particulars

Built in 2020 by Bloor Homes, this delightful two double bedroom home is ideal for first time buyers or downsizers. The property is well presented with stylish decor throughout and located in the desirable area of Westclyst, Pinhoe offering excellent transport links to both the City Centre and M5. Internal viewing is highly recommended.

This lovely home offers a modern open-plan kitchen-dining room equipped with plenty of worktop and cupboard space, it offers both functionality and style. With ample space for a dining table and large French doors providing naturally flowing light, leading out to the level rear garden, this space is great for entertaining with family and friends. With an adjoining utility area and convenient downstairs W.C. The spacious living room with cleverly hidden storage cupboard completes the downstairs.

The upstairs features two double and comfortable bedrooms, the master bedroom benefiting from an en-suite shower room, providing privacy and convenience, and a family bathroom, all tastefully presented throughout.

Outside, the garden is fully enclosed, making this a safe space for children and pets. With a large patio terrace and artificial grass with easy maintenance in mind, this is a fantastic space for relaxing or entertaining, be it alfresco dining or a family barbecue. A timber shed provides useful storage, and a gate provides alternative access to the rear of the property.

Westclyst, situated on the edge of Pinhoe, is a popular residential area with easy access to public transport and major transport links including the M5, A30, Exeter International Airport, Sowton Industrial Estate, the Met Office and Pinhoe train station which has a direct train to Exeter and London Waterloo. The property is conveniently located within catchment areas of excellent schools. Pinhoe Village, a 5 minute walk, offers a wide range of amenities such as a Spar Shop, Pharmacy, Public House, Butchers, and eateries. Pinhoe Train Station is also within close proximity and offers services into Exeter and London Waterloo.

Right At Home Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing.

Maintenance charge for Public Open Space for the period 2023 to 2024 is set at £259.29.

District heating system supplied by E.ON.

Council Tax Band: C

Tenure: Freehold

Entrance Hall

Living Room

4.4m x 3.2m (14'5" x 10'6"),

uPVC window to front aspect, wall mounted radiator, under stair storage cupboard.

Kitchen/Diner

3.3m x 3.1m (10'10" x 10'2"),

High gloss grey base, eye level and drawer units with light worktop over and white tiled surround. Black composite sink and single drainer with mixer tap. Integrated electric oven, hob and extractor fan and full height fridge freezer. Space for a washing machine and slim line dishwasher. Wall mounted radiator and inset LED spotlights to ceiling. Plenty of space for a dining table for entertaining. uPVC double glazed French doors, with matching full height side windows, providing access and outlook to the rear garden. Archway into...

Utility Area

Utility area with matching fitted gray high gloss cupboard housing the E-On District Heat Exchanger. Space for tumble dryer. Wall mounted radiator. Door into...

Cloakroom

A modern matching white suite comprising wall mounted wash hand basin with mixer tap and low level W.C. Wall mounted radiator and extractor fan.

First Floor Landing

Loft access, doors to..

Bedroom 1

3.4m x 2.7m (11'2" x 8'10"),

uPVC window to the rear aspect, wall mounted radiator, door into..

En-suite

Modern matching white suite consisting of wash hand basin, low level W.C. and shower enclosure with mains shower. Wall mounted radiator. Obscure uPVC window to rear aspect.

Bedroom 2

4.3m x 2.5m (14'1" x 8'2"),

uPVC window to the front aspect. Built in storage cupboard. Wall mounted radiator.

Bathroom

Modern matching white three piece suite comprising paneled bath, wash basin and low level W.C. Heated towel rail.

Outside

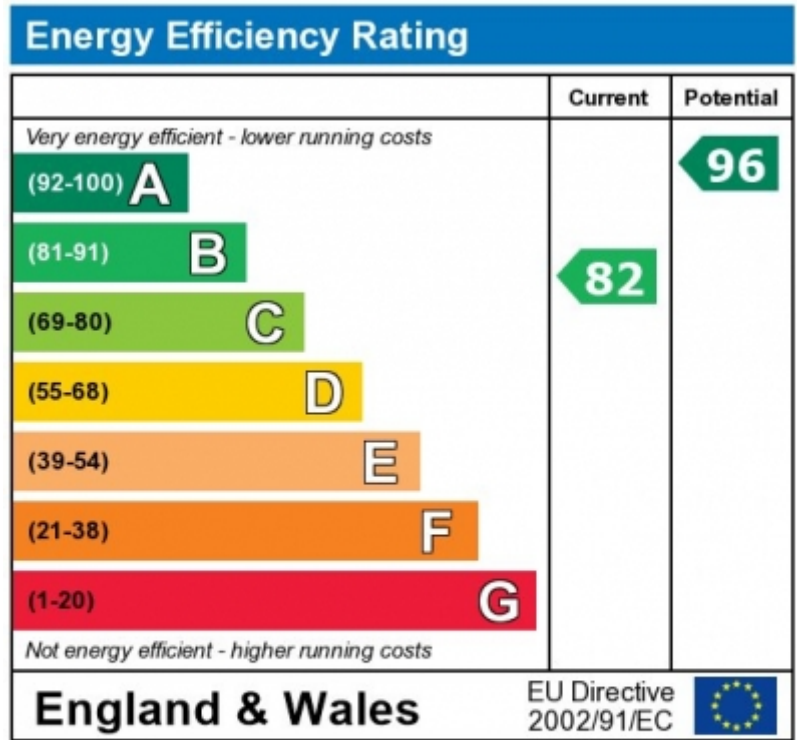
Fully enclosed landscaped rear garden with patio terraces and an artificial grass area to the centre. Timber storage shed. A gate providing rear access.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Registered Office: , 17A Main Road, Pinhoe, Exeter EX4 9EY



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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