DORMANS
INDEPENDENT ESTATE AGENTS

GROUND FLOOR
APPROX. FLOOR
AREA 438 SQ.FT.
(40.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 440 SQ.FT.
(40.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 878 SQ.FT. (81.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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 have not been tested and no guarantee as to their operability or efficiency can be given
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17a MAIN ROAD, PINHOE
EXETER EX4 9EY
TELEPHONE:
01392 469333
EMAIL:
info@dormansestates.co.uk

dormansestates.co.uk

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Offers In The Region Of £275,000 FREEHOLD

8 Fowey Close, St Marks Avenue, Exeter, Devon, EX1 2PY

OFFERED WITH NO ONWARD CHAIN. A very well presented 3 bedroom house in a tucked away location close to the city centre and Ladysmith School. The accommodation comprises spacious living room, kitchen/diner, 3 bedrooms and modern bathroom. There are low maintenance front and rear gardens and a garage nearby. PVCu double glazing and gas central heating. EPC Rating: C

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Accommodation Comprising
Obscured PVCu double glazed front door into:

Entrance Porch
Wood effect flooring, further wooden door through to:

Living Room

4.48m x 5.51m maximum, narrowing to 4.55m (14'8" x 18'0" maximum, narrowing to 14'11")
A large PVCu double glazed window to the front aspect, stairs to the first floor landing, under stairs recess and a feature marble style fireplace with flame effect electric fire which has a remote control. Television points, wall mounted electricity thermostat.

Kitchen/Diner

5.51 m x 3m (18'0" m x 9'10")
Fitted with a range of base cupboards, drawers and eye level units with a roll edged work surface and tile surrounds. Stainless steel single bowl sink unit with mixer tap. Electric oven and hob with extractor hood over, integral fridge/freezer and space and plumbing for a washing machine. There is also a cupboard housing the Ideal Logic gas boiler serving domestic hot water and central heating. Two PVCu double glazed windows to the rear aspect, gas central heating radiator, television point and a PVCu double glazed door to the rear.

First Floor Landing
Hatch to roof space, gas central heating radiator and doors to:

Bedroom 1

3.79m x 3.45m (12'5" x 11'3")
PVCu double glazed window to the front aspect with open outlook, gas central heating radiator, telephone and television points. Built-in single wardrobe with hanging rail.

Bedroom 2

3m x 3.46m (9'10" x 11'4")
PVCu double glazed window to the rear aspect, gas central heating radiator, television point, two double wardrobes with hanging rail, storage and cupboard space above.

Bedroom 3
2.14m x 1.95m (7'0" x 6'4")
PVCu double glazed to the front aspect, telephone and television points.

Bathroom

1.87m x 1.94m (6'1" x 6'4")
Fitted with a modern white suite comprising a panelled bath with tiled surrounds, mixer shower inset and a glazed shower screen. There is also a built-in vanity unit with wash hand basin and mixer tap, with cupboard space below. Close coupled W.C, heated towel rail, tile effect flooring and an obscured PVCu double glazed window to the rear aspect. There is also a built-in bathroom cabinet with mirror.

Front Garden

There is a path leading to the front door and a good sized level artificial grass lawn with gravelled border and hedging.

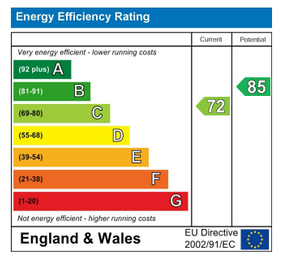
Rear Garden

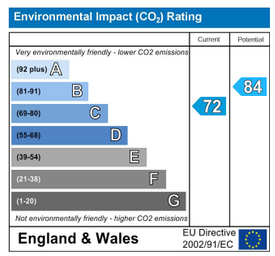
The rear garden is designed for ease of maintenance with a paved patio and graveled area. There is a wooden garden shed and an opening leading to the rear access lane, which leads to:

Garage
5.07m x 2.7m (16'7" x 8'10")
The property has a nearby garage with parking in front and metal up and over door.

Directions
Proceed up Sidwell Street passing the Odeon Cinema on the left and at the roundabout take the second exit off into Blackboy Road. Follow the road onto Pinhoe Road and then take a right hand turn into St Marks Avenue just before St Marks Church. Shortly down the road turn into Fowey Close and the property will be found on the left hand side.

Council Tax
C





Property Misdescriptions Act 1991
Whilst Dormans endeavor to ensure the accuracy of these details, the working order of services, fixtures or fittings have not been checked. The Freehold or Leasehold tenure of the property has not been verified and prospective purchasers are advised to ask their solicitor to do so. You must check the availability of a property and arrange an appointment before embarking on any journey to view a property.

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