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Tenure
 Freehold

Council Tax Band
 B

Viewing Arrangements
 Strictly by appointment

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Gittisham Close, Exeter EX1 3UL **Asking Price £199,950**

Set within BARTON GRANGE is this TWO bedroom COACH HOUSE with a 17ft LOUNGE/DINING ROOM, modern kitchen and modern bathroom. Integrated GARAGE with DRIVEWAY PARKING and a GARDEN. EPC - E

- Two Bedroom Coach House
- Modern Kitchen
- Modern Bathroom
- Garden
- Garage & Driveway Parking
- Close Proximity to Sowton & M5 Junction 29
- Refurbished Throughout in 2018



Property Description

ENTRANCE HALL With stairs rising to the first floor accommodation.

LOUNGE/DINER 17' 5" x 8' 10" (5.31m x 2.69m) uPVC double glazed French doors to the front aspect with a Romeo and Juliet balcony. Coving to the textured ceiling. Television aerial point and telephone point. Airing cupboard and storage cupboard.

KITCHEN 9' 7" x 7' 10" (2.92m x 2.39m) An inset stainless steel sink built into the roll edge work surface tops, a range of both eye and base level cupboards with drawers. Integrated oven with electric hob and a stainless steel extractor fan above. Integrated fridge and space/plumbing for a washing machine. Attractive tiled splash backs to the splash prone walls. uPVC double glazed windows to the front aspect.

BEDROOM ONE 14' 9" max x 11' 4" (4.52m max x 3.45m) uPVC double glazed window to the front aspect, fitted wardrobe cupboard. Loft access to the coved and textured ceiling.

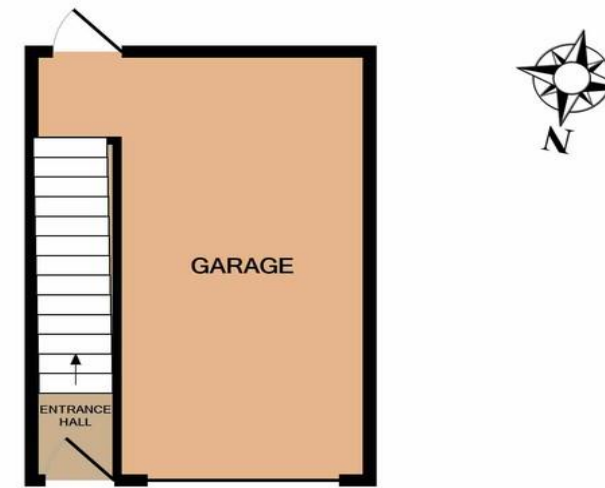
BEDROOM TWO 8' 10" x 7' 7" (2.69m x 2.31m) uPVC double glazed window to the rear aspect and coving to the textured ceiling.

BATHROOM 6' 4" x 6' 1" (1.93m x 1.85m) A three piece suite comprising a L/LWC with a concealed cistern, pedestal with WHB and an enclosed bath with a wall mounted shower. Tiled splash backs to the splash prone walls. Extractor fan to ceiling.

OUTSIDE

GARDEN Enclosed on all sides via a combination of timber panel fencing and mature hedging. A patio providing alfresco dining and a mature lawn.

GARAGE Up and over door, light and power. Access to the garden through rear door.



ENTRANCE FLOOR



1ST FLOOR

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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