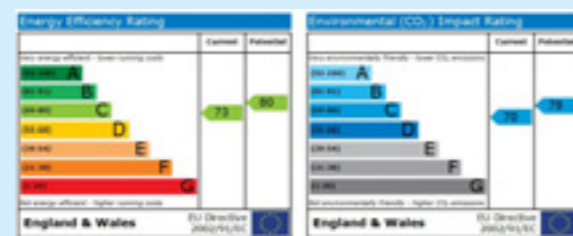


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£172,500

34 Etonhurst Close, Clyst Heath, Exeter, EX2 7QZ

2 Bedrooms. Lounge. Kitchen Diner. Garden, Garage and Parking. Good Bus/ Train links.

2 Bed, Clyst Heath

Modern terraced property situated in the highly sought after area of Clyst Heath in Exeter within close proximity of local primary and secondary schools, parks, supermarkets, Digby and Sowton train and bus links and the RD+E Hospital Park and Ride. The property is also ideally placed for access to Pynes Hill Business Park, the Met Office and the M5 Motorway. Clyst Heath is approximately 4 miles from the cathedral city of Exeter which has a large variety of shops and restaurants and a university.

The internal accommodation comprises a lounge, kitchen diner with access to the rear garden, two bedrooms and a bathroom. The property also benefits from a single garage and parking space. Well maintained with double glazing and gas central heating with combi boiler, this property presents an ideal opportunity for first time buyers and investors alike. In order to fully appreciate all this property has to offer, internal viewing is recommended.

The Accommodation Comprises: Entrance and Hallway

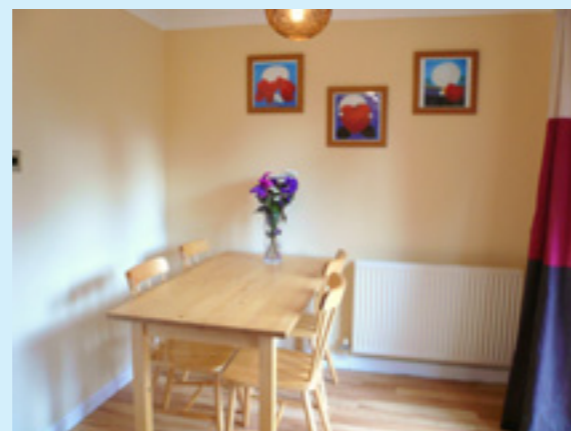
The front door provides access to the hallway where there are stairs leading to the first floor landing and a door to the lounge. This area benefits from wood laminate flooring and a gas central heating radiator.

Lounge

16' 8" x 10' 6" max (5.101m x 3.215m)
With a box bay window to the front aspect, this room benefits from wood laminate flooring and has a TV point, 3 telephone points and a gas central heating radiator. There is a door to the under stair storage cupboard and a door leading to the kitchen diner.

Kitchen Diner

13' 10" x 8' 8" (4.236m x 2.657m)
The kitchen diner benefits from a fitted kitchen area with base and wall units, roll edge work tops and an integrated gas hob with electric oven with extractor fan over. There is a sink with tiled surround, plumbing for a washing machine and space for a fridge freezer. There is a gas central heating radiator, a uPVC double glazed window to the rear aspect and a set of uPVC double glazed sliding doors which provide access to the rear garden.



Stairs and Landing

From the landing there are doors to the two bedrooms, bathroom and airing cupboard. There is access to the loft, a gas central heating radiator and a smoke alarm.

Bathroom

6' 0" x 5' 6" max (1.831m x 1.702m)
Modern bathroom suite comprising bath with electric shower, a pedestal wash hand basin and close coupled WC. There is a gas central heating radiator, extractor fan, shaver point and tiled walls. An obscure uPVC double glazed window is to the rear aspect.

Bedroom 1

10' 8" x 10' 7" plus walk-in wardrobe (3.265m x 3.252m)
The main double bedroom is a good size with uPVC double glazed window to the front aspect, TV and telephone points and a gas central heating radiator. There is also an archway to a walk-in wardrobe fitted with a clothes rail. The walk-in wardrobe has all the plumbing in place for re-conversion to an en-suite shower room as well as wall tiles, an extractor fan and shaver point.

Bedroom 2

11' 4" x 7' 6" max (3.459m x 2.308m)
This room benefits from views of the garden from a uPVC double glazed window to the rear aspect. There is also a telephone point and gas central heating radiator.

Front and Rear Gardens

There is a small, low maintenance garden to the front of the property, while at the rear there is a fully enclosed garden that is partly paved, partly shingle with a gate that leads to the garage.

Garage and Parking

The property benefits from a single garage with up and over door and storage space in the eaves. There is also a parking space directly in front of the garage.

