



Whitaker Close, Exeter, EX1 3WR

Price Guide £325,000

4 2 2 B

A set of icons representing property features: a bed icon for 4 bedrooms, a bathtub icon for 2 bathrooms, a sofa icon for 2 living areas, and a menu icon for 2 bedrooms.



# Whitaker Close

Exeter, EX1 3WR

- 3/4 bedrooms
- Garage and Parking
- Bathroom
- Lounge
- Great Location
- Garden
- Office
- W/C

Guide Price £325,000 to £350,000 - Discover this contemporary residence boasting 3 to 4 bedrooms, situated in the highly desirable Hillside Gardens locale. The property offers a well-appointed open-plan lounge, kitchen, and dining area, along with dedicated spaces for an office and an additional lounge. Complete with a bathroom, a separate w/c, an en-suite, a garage, ample parking, and a private enclosed garden, this home seamlessly combines modern design with sought-after amenities in an enviable location.



## Hallway

A double glazed door to the front aspect, radiator, storage cupboard, stairs to the first floor, doors to,

## W/C

A low level w/c, a wash hand basin, radiator,

## Office

Double glazed window to to the front aspect, radiator,

## Kitchen/Dining/Living Room

A range of matching floor and wall mounted kitchen units, a roll top worktop, inset sink, integral oven, inset hob, space for washing matching, fridge/freezer, space for dining table and lounge furniture, radiator, under stairs storage cupboard, double glazed doors and windows to the rear garden.

## Landing

Stairs to the second floor, radiator, doors to,

## Lounge / bedroom

Two double glazed windows to the rear aspect, radiator,





#### Bedroom 1

Two double glazed windows to the front aspect, radiator, door to,

#### En-suite

A walk in shower, a low level w/c, a wash hand basin,

#### Landing

Banister over stairs, radiator, doors to,

#### Bedroom 2

Double glazed window to the rear aspect, radiator, storage cupboard,

#### Bathroom

A panel bath, a shower over, a low level w/c, radiator,

#### Bedroom 3

Two double glazed windows to the front aspect, radiator,

#### Outside

To the rear of the house is an enclosed garden, there is a rear gate that gives access to the garage.

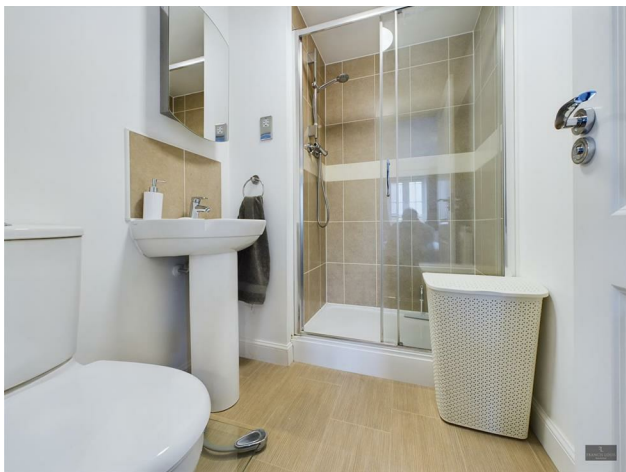
#### Garage and parking

There is a garage with an up and over door, there is parking for one car in front of it.

#### Agents Notes

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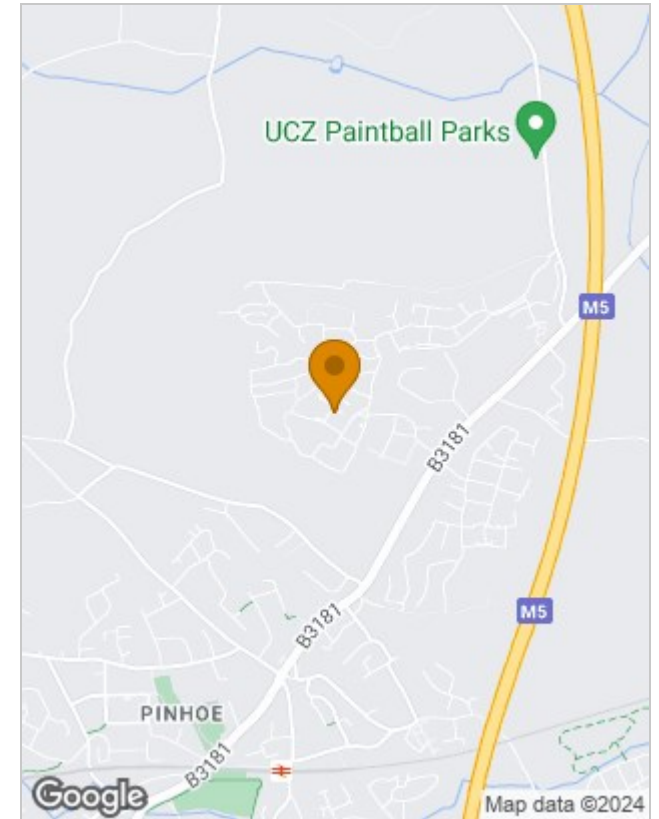




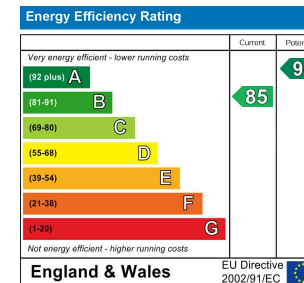
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Francis Louis Sales Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.