



18 STOOKS CLOSE, BRAMPFORD SPEKE EX5 5DT



Located at the end of a quiet cul-de-sac in the sought after Village of Bramford Speke is this three bedroom semi-detached house offered in good decorative order with front and rear gardens, garage and parking for two cars.

At a glance...

- Sought After Location
- Good Decorative Order
- Separate WC

- Large Garage

- Walking Distance to The Agricultural Inn

- Viewing Recommended

Utilities

- Oil Fired Heating, Mains Drainage, Electric & Water

- Council Tax Band C

Entrance Porch

Recently fitted uPVC door with stained glass window, wood effect flooring and front door, part glass leading into the hallway.

Sitting Room

Brick built mantle with decorative iron fireplace and stone hearth. Large double glazed window overlooking the front garden.

Hallway

Wood effect flooring, under stairs cupboard, covered radiator, carpeted stairs to first floor. Opaque glass wooden door to...

Kitchen

Wood effect work tops with a number of wall and base units, kitchen drawers, induction hob with extractor over and single electric oven below. Freestanding fridge freezer, space and plumbing for washing machine and separate dryer space. TV point and covered radiator. Space for dining room table and chairs in front of the uPVC double glazed door leading out onto the patio.



First Floor

Bathroom

Shower over bath, wash hand basin and WC. Stainless steel ladder heated towel rail. Opaque window to rear.

Bedroom One

Large double glazed window overlooking fields beyond, space for wardrobe and space for hanging rail. Radiator.

Bedroom Two

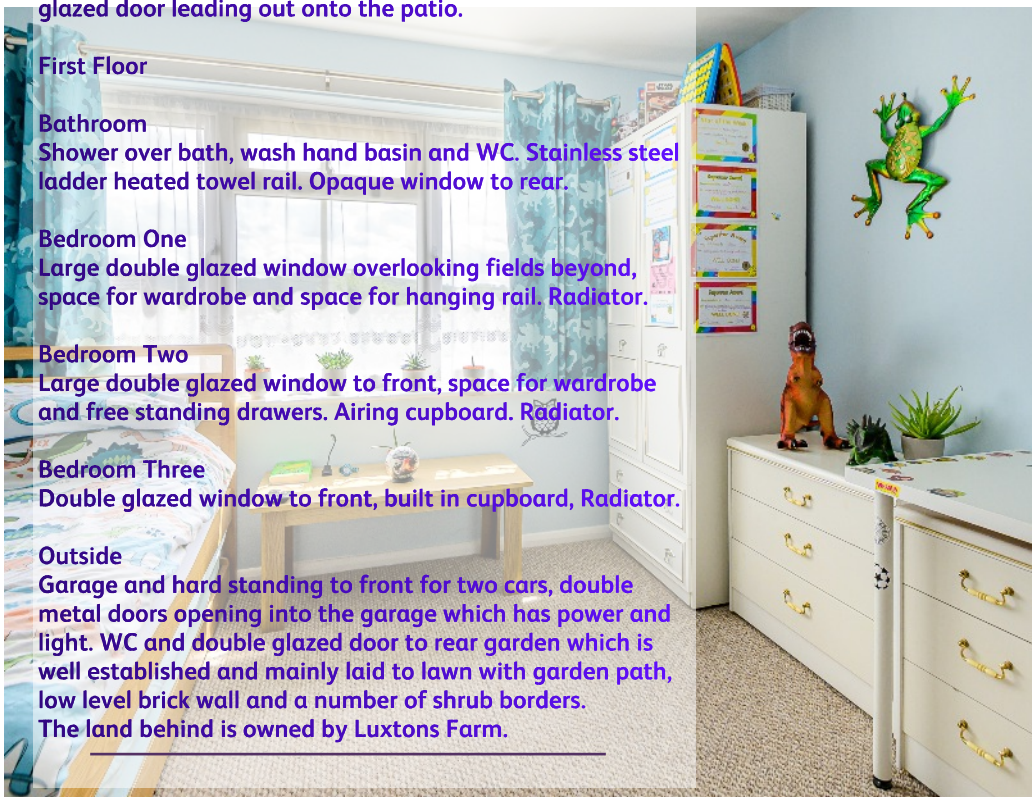
Large double glazed window to front, space for wardrobe and free standing drawers. Airing cupboard. Radiator.

Bedroom Three

Double glazed window to front, built in cupboard, Radiator.

Outside

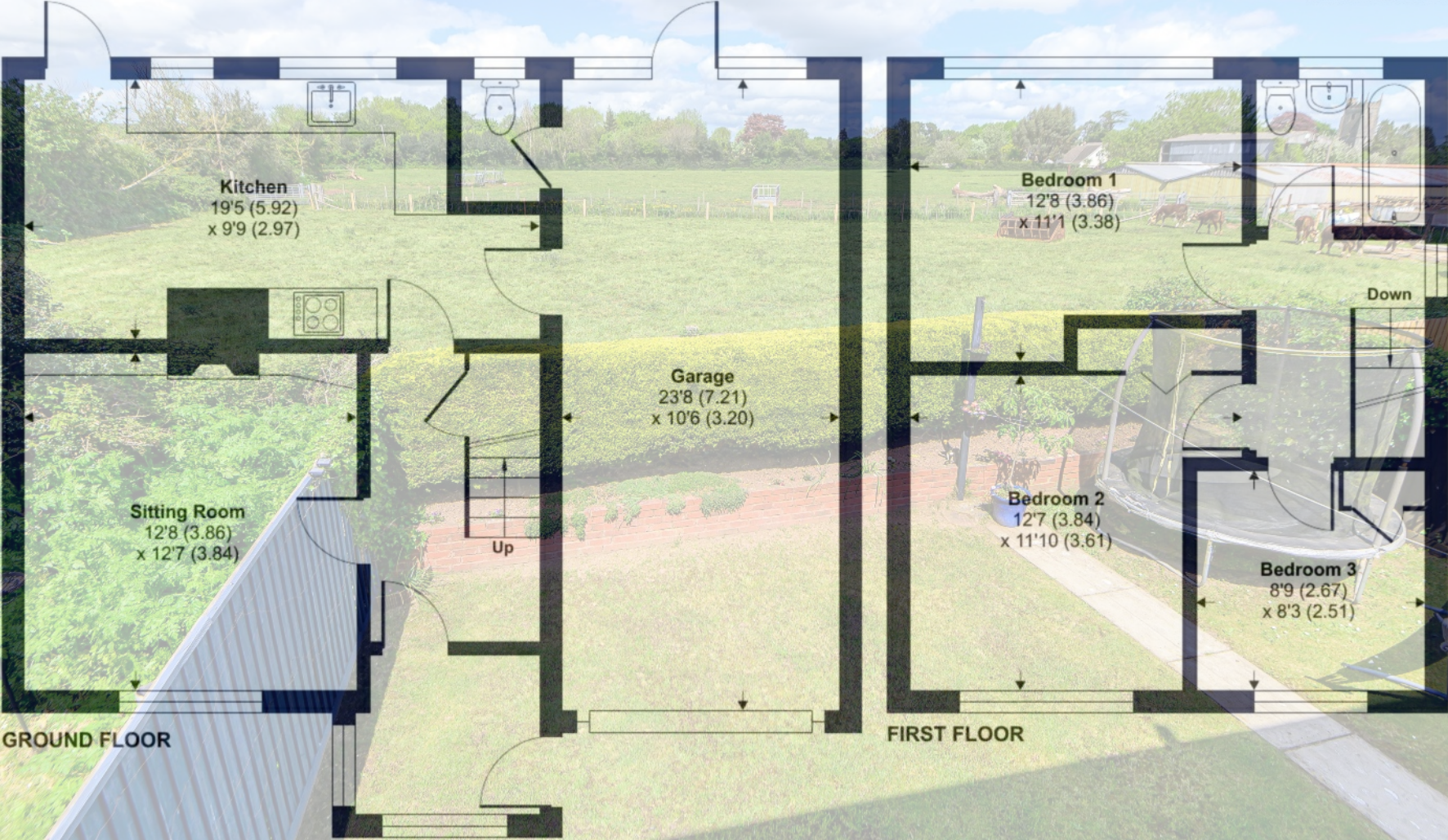
Garage and hard standing to front for two cars, double metal doors opening into the garage which has power and light. WC and double glazed door to rear garden which is well established and mainly laid to lawn with garden path, low level brick wall and a number of shrub borders. The land behind is owned by Luxtons Farm.



Stooks Close, Bramford Speke, Exeter

Approximate Area = 1176 sq ft / 109 sq m (includes garage)

For identification only - Not to scale



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	



See things differently.