



12 Juniper Close



Exeter city centre 2.5 miles

A generous family home on the edge of Exeter with extensive gardens, garage and parking, with a delightful outlook over an open green.

- Edge of city location
- Views over the city and open green
- 4 bedrooms
- Over 1,500 sq ft of accommodation
- Double garage and off-street parking
- Private road
- Extensive garden with a generous vegetable garden
- Freehold
- EPC Band C
- Council Tax Band D

Guide Price £550,000



SITUATION

The property is situated near Pinn Brook in Exeter, between Stoke Hill and Pinhoe. Nearby are the Eastern Fields and Exeter Arena Athletics Stadium home to Exeter Harriers and Exeter Saracens RFC, Willowbrook Primary and St James School. The cathedral and university city of Exeter, situated on the River Exe, affords excellent sporting and leisure facilities as well as a selection of theatre, cinema, museum, football and rugby clubs, leisure centres, private and state schooling, shopping and excellent dining. Exeter has two mainline railway stations on the London Paddington and Waterloo lines. To the east of the city is junction 29 of the M5 motorway which links to the A30 and A38 trunk roads.

DESCRIPTION

This stylish detached family home enjoys an elevated position on the edge of Exeter with far reaching views and positioned opposite a delightful open green. The property was built in the late 1980s offering over 1,500 sq ft of accommodation including 4 bedrooms, sitting room, family room, study, kitchen/breakfast room, utility, family bathroom, master en suite and guest cloakroom. To the rear is a generous east-facing garden with excellent vegetable plot. To the front is off-street parking for 2 cars leading to an attached double garage and a small area of lawn.

ACCOMMODATION

The entrance hall provides stairs to the first floor, a guest cloakroom with wc and basin. To the left is a study with a front aspect, with views over the green, and a storage cupboard. Right of the entrance hall is a family room, front aspect with views over the green, or could provide the ideal formal dining room. The sitting room has a dual aspect with views over the garden and out over neighbouring countryside, sliding patio doors leading out and a feature woodburner. The kitchen/breakfast room has a rear aspect with doors leading out to the rear garden, the breakfast area with an under-stairs cupboard. The contemporary kitchen has an array of matching base and wall units with a timber worktop with integrated dishwasher, larder

fridge, gas hob and double oven. Off the kitchen is a utility room with fitted units, integrated washing machine and dryer, sink, back door and internal door to the garage.

The first floor landing has a rear aspect window and an airing cupboard. Bedroom 1 has a rear aspect with far-reaching views and an en suite providing bath with electric shower overhead, wc, basin and ladder style radiator. Bedroom 2 has a rear aspect with views and a built-in wardrobe. Bedroom 3 has a front aspect with views over the green and a built-in cupboard. Bedroom 4 has a front aspect with views over the green. The family bathroom is arranged with a bath with electric shower overhead, wc, basin and ladder style radiator.

OUTSIDE

To the front of the property is a drive with parking for two cars and a small area of lawn. The integral double garage has two up & over doors with power and light. The rear extensive garden is east-facing with wonderful views arranged with composite decking, lawns, greenhouse and an excellent vegetable plot.

SERVICES

All mains connected. Gas central heating.

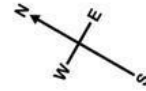
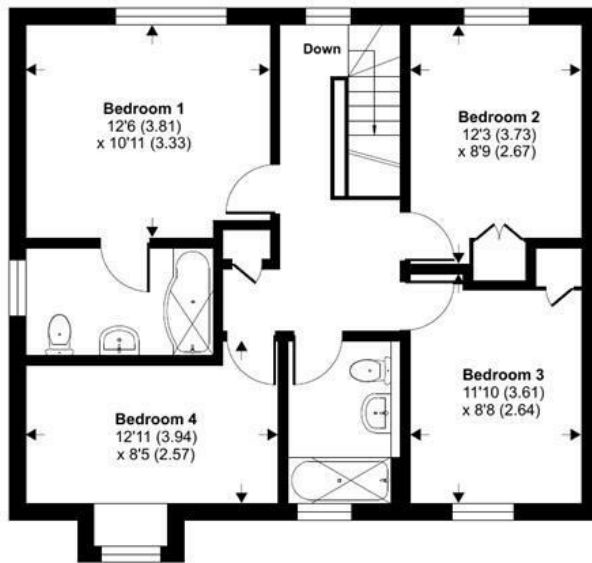
DIRECTIONS

From Exeter city centre head north on the Old Tiverton Road. At the roundabout take the 3rd exit onto Prince Charles Road and continue down to the next roundabout next to Morrisons. Take the first exit onto Calthorpe Road. Proceed on this road, heading over the next roundabout onto Beacon Lane. Turn left onto Pinwood Lane, continue up the hill then left onto Juniper Close. Follow the road round to the right which connects with a private road where the property is located on the right.

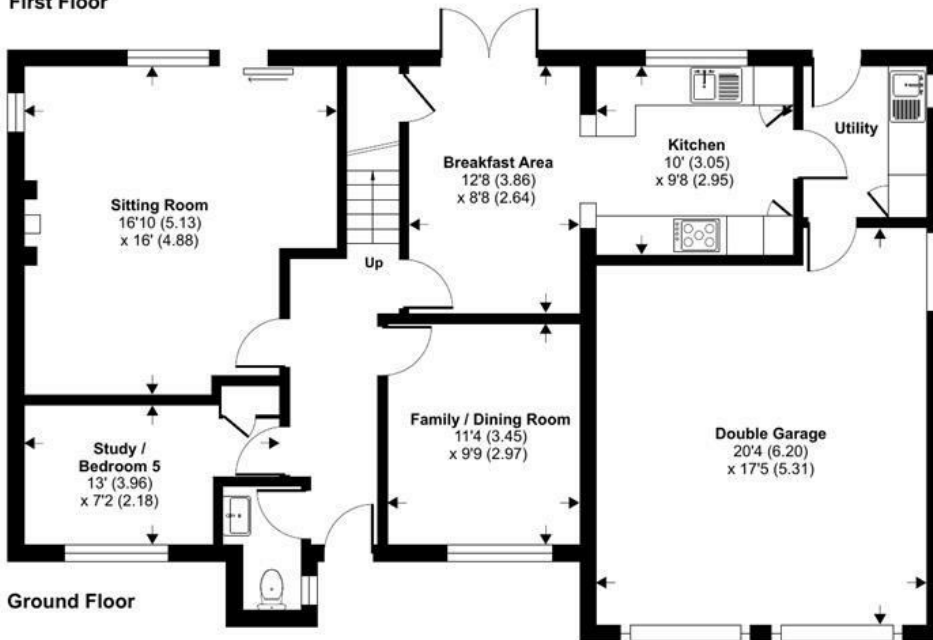


Approximate Area = 1569 sq ft / 146 sq m (excludes garage)

For identification only - Not to scale



First Floor



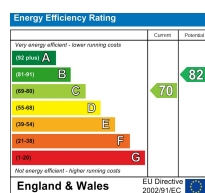
Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Stags. REF: 901850.

These particulars are a guide only and should not be relied upon for any purpose.

21/22 Southernhay West, Exeter, Devon, EX1 1PR



01392 255202
exeter@stags.co.uk

stags.co.uk