



16 Carlyon Gardens Exeter, EX1 3AG

A well maintained 'system-built' end of terrace house quietly situated in a pedestrianised and favoured residential area location set around an attractive communal green. Quietly tucked away and standing in an unusually large corner plot this property will appeal to young families, first time buyers or those seeking a well placed investment property for the rental market within walking distance of the hospitals and city centre.

The sizeable south-west facing rear garden has been well landscaped and provides an attractive outdoor space laid principally to gravel and lawn providing a tranquil retreat, ideal for social gatherings or as an outdoor sanctuary for relaxation and well-being.

A large carport stands in the far corner and is accessed by vehicle via Sweetbrier Lane. This carport has been installed with a garage style up & over door to provide complete security and privacy to the rear garden. Modern comforts include gas central heating and uPVC double glazing ensuring warmth and energy efficiency throughout the year.

A regular bus service to and from the city centre is located close by.

Guide Price £275,000

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- NO ONWARD CHAIN - MOTIVATED SELLER
- Entrance Hall, Kitchen
- uPVC Double Glazing, Gas Central Heating
- Easy On Street Parking
- SUPERIOR CORNER PLOT LOCATION
- Lounge/Dining Room
- Sizeable South-West Facing Garden
- FAVOURED PEDESTRIANISED AREA
- 3 Bedrooms & Bathroom
- Large and Secure Carport

Entrance Hall

10'2" x 5'10" (3.10m x 1.79m)

Large Carport

15'7" x 9'3" (4.75m x 2.84m)

Lounge/Dining Room

21'4" x 12'7" (6.52m x 3.86m)

Garden

Kitchen

11'2" x 8'8" (3.42m x 2.66m)

Landing

Bedroom 1

8'0" x 9'8" (2.46m x 2.95m)

Bedroom 2

11'3" x 8'4" (3.43m x 2.56m)

Bedroom 3

9'1" x 8'6" (2.78m x 2.60m)

Bathroom

7'4" x 5'5" (2.26m x 1.67m)



Directions





Floor Plan



Ground Floor **First Floor**
Total area: approx. 74.7 sq. metres (804.2 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		