



12 Beaworthy Close

Exeter, EX2 9LB

A modernised and well appointed 3 bedroom mid-link house conveniently positioned in favoured cul-de-sac with easy level access to local amenities, eateries, Iceland Food Warehouse & Sainsbury's superstore, and Marsh Barton Trading Estate with newly opened railway station. This location also benefits from being within easy reach of several local schools, Cowick Barton Playing Fields & Pincus Gardens with newly opened community hub/café, and the A.30 providing quick links to Okehampton, the M5, A.380 (Torbay) and the A.38 Plymouth Expressway.

A perfect property for first time buyers seeking a superbly presented home boasting a striking open-plan kitchen/diner, well appointed bathroom, the home comforts of gas central heating & uPVC double glazing, enclosed level garden and on street parking. The central heating system and gas boiler were installed approximately two years ago.

Early viewings recommended.

Guide Price £279,995

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- Superbly Modernised & Well Presented Family Home
 - Lounge, Open Plan Kitchen/Diner
 - Newly Installed Boiler & Central Heating System
 - Close to Local Amenities with Good Transport Links
- Quiet Cul-De-Sac Location
 - 3 Bedrooms
 - Garden with Rear Access
- Entrance Porch & Hall
 - Family Bathroom
 - On Street Parking

Entrance Porch	Bedroom 3
Hallway	9'6" x 6'6" (2.90m x 2.0m)
Lounge	Garden
12'9" x 10'9" (3.90m x 3.30m)	
Kitchen/Diner	
17'0" x 8'10" (5.20m x 2.70m)	
Landing	
Family Bathroom	
6'6" x 5'6" (2.00m x 1.70m)	
Bedroom 1	
12'5" x 10'2" (3.80m x 3.10m)	
Bedroom 2	
10'2" x 9'6" (3.10m x 2.90m)	



Directions





Floor Plan



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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