



## 19 Cobley Court

Nr. Pinhoe, Exeter, EX4 8GB

Situated in the desirable Cobley Court area of Exeter, this modern detached house presents an exceptional opportunity for both families and retirees. With striking open-plan kitchen/diner, family lounge, cloakroom/WC, three double bedrooms and two well-appointed bathrooms, this property is designed to cater to the needs of contemporary living.

The home boasts a generous south-facing garden, perfect for enjoying sunny days and outdoor gatherings. The full-width patio provides an ideal space for al fresco dining or simply relaxing in the tranquillity of your own garden. Additionally, the property includes a garage and private off-road parking, ensuring convenience for residents and guests alike. Unrestricted on-street parking further enhances accessibility. Equipped with an E.on District Heating System and uPVC double glazing, this property ensures warmth and energy efficiency throughout the year.

Situated in a peaceful cul-de-sac, this residence offers a serene environment while remaining close to essential amenities. Superstores and public transport links are just a stone's throw away, making daily errands and commutes effortless.

This well-appointed family home is not only a sanctuary of comfort but also a practical choice for those seeking a harmonious blend of quiet living and everyday conveniences. Whether you are looking to settle down

**Guide Price £409,950**

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- NO ONWARD CHAIN
  - Spacious Cloakroom/WC
  - uPVC Double Glazing
  - Unrestricted On Street Parking
- Entrance Hall
  - 3 Double Bedrooms (one en-suite)
  - Large South Facing Garden
- Lounge, Kitchen/Diner
  - E.on District Heating System
  - Garage & Private Off Road Parking

Lounge	Bathroom
19'11" x 10'1" (6.08 x 3.08)	6'11" x 6'2" (2.11m x 1.90m)
Kitchen/Diner	Gardens & Parking
19'11" x 11'4" (6.08m x 3.47m)	Garage
Cloakroom/WC	19'3" x 9'10" (5.88m x 3m)
On the First Floor	Estate Management Charge
Landing	
Bedroom 1	
13'4" x 10'3" (4.08m x 3.14m)	
En-suite Shower Room	
7'4" x 3'10" (2.26m x 1.19m)	
Bedroom 2	
10'5" x 10'5" (3.20m x 3.18m)	
Bedroom 3	
9'2" x 8'0" (2.81m x 2.46m)	



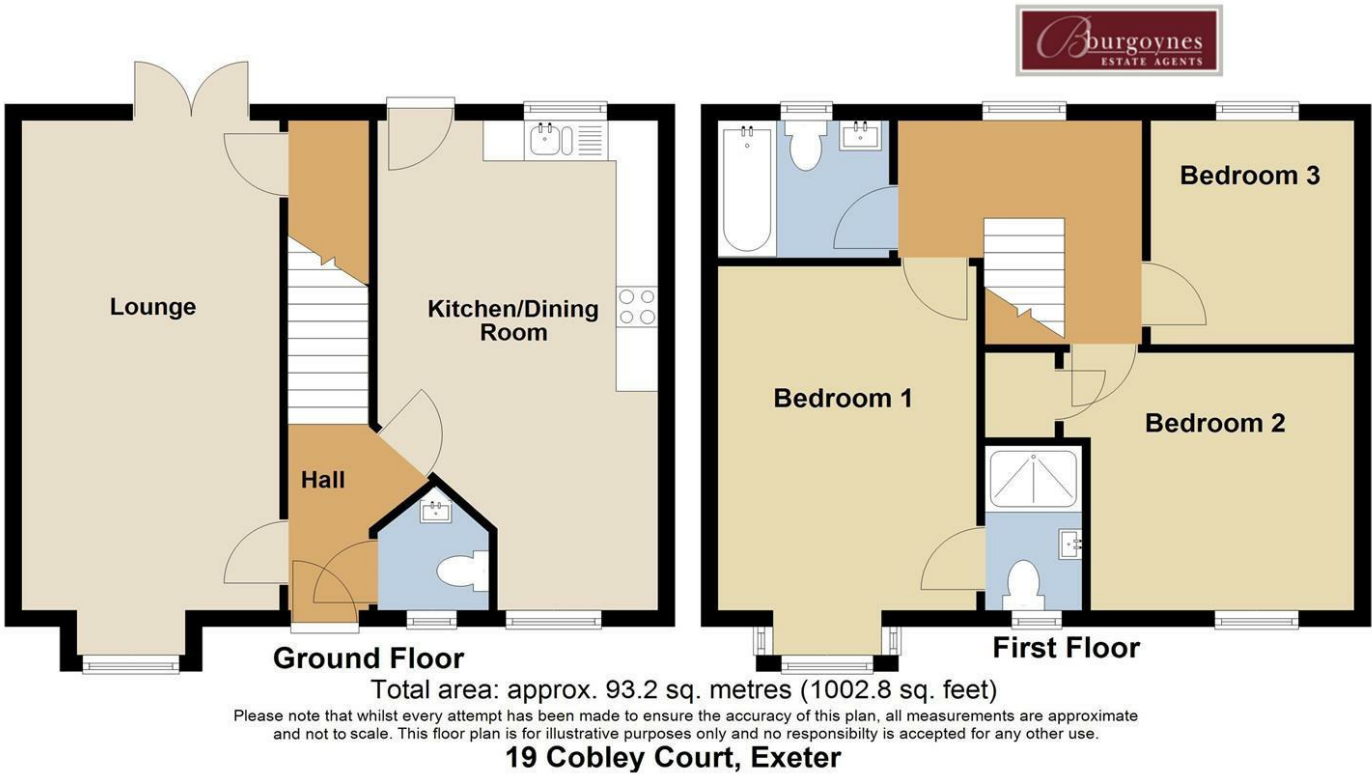
Directions







Floor Plan



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