



Superb 2 bedroom house, just a few years old and presented to an exceptionally high standard. The property accommodation comprises, ground floor Cloakroom, Sitting room, Kitchen/dining room with French doors leading to a particularly good sized garden, the first floor has two double bedrooms and a family bathroom. The property has private parking to the rear for two vehicles

Brooklyn Close  
Exeter £255,000

East of 



# Brooklyn Close Exeter £255,000

Mid Terraced House | Two Bedrooms | Parking For Two Cars  
 | Modern Kitchen | Living Room | Family Bathroom and  
 Cloakroom | Pretty Rear Garden | Close To All Major Routes |

## APPROACH

Covered entrance canopy, composite front door to entrance hallway, outside light.

## ENTRANCE HALLWAY

Stairs to first floor, radiator, coat hanging space, doors to cloakroom and living room.

## CLOAKROOM

Double glazed window to front aspect with obscure glass, modern white low level WC and hand wash basin with tiled splashback, radiator.

## LIVING ROOM

Light and spacious room with double glazed window to front aspect, radiator, TV and telephone points, fitted worktop for study area, understairs cupboard, door to kitchen/dining room.

## STAIRS/LANDING

Stairs from entrance hallway to first floor landing, hatch with pull-down ladder to part boarded loft space, doors to bedrooms and bathroom.

## BEDROOM 1

Light and spacious double bedroom with two double glazed windows to front aspect, radiator, range of fitted bedroom furniture comprising double wardrobe, drawer unit and vanity unit, deep over stair cupboard complete with shelving.

## BEDROOM 2

Further spacious double bedroom with double glazed window to rear aspect with outlook over the gardens, radiator.

## BATHROOM

Modern white suite comprising low level WC, pedestal hand wash basin and bath with tiled surround and mixer tap with shower over, extractor fan, radiator.

## REAR GARDEN

Generous sized level enclosed rear garden with paved patio adjoining the rear of the property leading onto a lawned garden edged with flower borders. Garden shed and further covered storage area. Gate to rear access and parking.

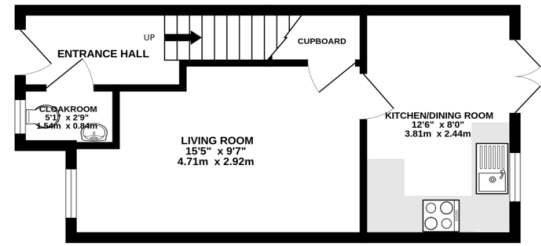
## PARKING

Two allocated tandem parking spaces located to the rear of the property.

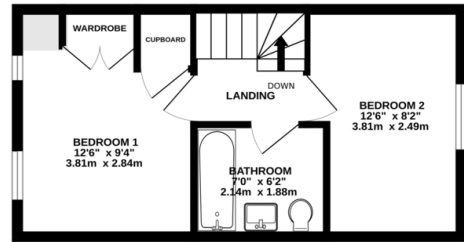
## AGENTS NOTES:

The property is Freehold  
 Council Tax Band C – Exeter City Council

GROUND FLOOR  
 313 sq.ft. (29.1 sq.m.) approx.



1ST FLOOR  
 293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA: 606 sq.ft. (56.3 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
 Made with Mergim 12/24

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd, Reg. no. 07121967