



Exeter Close, Folkestone

Offers in Region of £299,950

Skippers

4 Exeter Close

Folkestone, Folkestone

This end terraced property is the ideal mix of comfort and convenience, located in a peaceful cul de sac with easy access to local amenities. With three bedrooms and no forward chain, this home offers the perfect opportunity for a first-time buyer or investor looking to take advantage of the tenant in situ option. Priced at offers in the region of £299,950 and an EPC rating of "E".

Step outside and discover a charming outside space perfect for relaxing or entertaining guests. The decking area just off the dining room leads to a section of artificial grass surrounded by raised flower beds, creating a lovely oasis in the midst of town living. Additional decking at the end of the garden provides even more space to enjoy the outdoors, while a convenient side gate offers rear access.

Council Tax band: TBD

Tenure: Freehold

- Offers in Region of £299,950
- End Terraced Property
- Three Bedrooms
- No Forward Chain
- Tenant in Situ Option for Landlord
- Close to Local Amenities
- Cul de Sac Location
- EPC Rating "E"



Entrance Hall

13' 11" x 0' 9" (4.25m x 0.24m)

Solid wooden frosted glazed door to front of the property, exposed wooden floorboards with stairs to first floor landing, radiator and storage under the stairs. Doors To :-

Lounge

13' 9" x 12' 2" (4.20m x 3.72m)

UPVC double glazed bay windows to the front of the property, carpeted floor coverings, space for a feature open fire (not currently a working fire), Original coving and radiators.

Kitchen

12' 7" x 7' 9" (3.84m x 2.35m)

UPVC double glazed window out to the garden and one to the side of the garden, wall and base units, gas hob with extractor fan, fan oven, space for washing machine, potential space for tumble dryer & dishwasher and vinyl flooring. Door To :-

Dining Room

11' 0" x 11' 5" (3.36m x 3.48m)

UPVC double glazed sliding patio doors out to the garden, exposed wooden floorboards, coving and a radiator dining room currently accommodating freestanding fridge/freezer.

First Floor Landing

13' 11" x 7' 6" (4.23m x 2.28m)

Carpeted floor coverings, large storage cupboard over the stairs, loft hatch and doors To :-

Bedroom

13' 9" x 11' 7" (4.20m x 3.53m)

UPVC double glazed bay windows to the front of the property, carpeted floor coverings and a radiator.

Bedroom

11' 6" x 10' 5" (3.50m x 3.17m)

UPVC double glazed window to the rear overlooking the garden, carpeted floor coverings, radiator & built in storage/airing cupboard housing water tank.



Bedroom

8' 4" x 6' 4" (2.55m x 1.94m)

UPVC double glazed window to the front, carpeted floor coverings and a radiator.

Bathroom

7' 4" x 6' 11" (2.24m x 2.12m)

UPVC double glazed frosted window to the rear, mixer taps to shower over the bath, closed couple WC, pedestal hand basin, tiled walls, vinyl flooring and a radiator.

WC

4' 9" x 2' 4" (1.44m x 0.70m)

Internal room with a WC and vinyl flooring.

Rear Garden

As you enter out from the dining room there is an area laid with decking, step down to area with artificial grass, raised up flower beds either side, Additional decking area to the end of the garden and a side gate for rear access.

Parking

On street parking.







Ground Floor

Approx. 45.2 sq. metres (486.4 sq. feet)



First Floor

Approx. 48.3 sq. metres (520.1 sq. feet)



Total area: approx. 93.5 sq. metres (1006.5 sq. feet)



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