

Sold



4 BEDROOM DETACHED | EXETER CLOSE, SN14 | £475,000



## DESCRIPTION

A beautifully presented and immaculately maintained four bedroom detached house located within a favoured cul-de-sac on the popular Cepen Park South development. The light and airy accommodation briefly comprises a sitting room with bay window and feature fireplace, separate dining room, fitted kitchen with breakfast area and separate utility room, master bedroom with built-in wardrobes and en-suite shower room, three further bedrooms all with fitted wardrobes and a smartly presented family bathroom. Further benefits include gas central heating and uPVC double glazing. Externally there is ample off-road parking to the front which leads to an integral garage, whilst to the rear there is a well stocked, pretty South facing garden.

The property is pleasantly situated within a quiet cul-de-sac on the popular Cepen Park South development, which is on the western side of town close to superstores, supermarket, schools and numerous other amenities. There is easy access to the bypass providing swift connection to M4 J.17. The town centre with mainline rail station (London Paddington 1hr 10mins) is also easily accessible.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: E

EPC Rating: C

All mains services connected. Gas central heating.





## KEY FEATURES

- Detached family home
- Bay fronted sitting room
- Kitchen with breakfast room
- Utility and downstairs cloakroom
- Pretty gardens
- Four bedrooms
- Dining room
- En-suite facilities to master bedroom
- Integral garage and driveway parking
- Quiet cul-de-sac location







ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

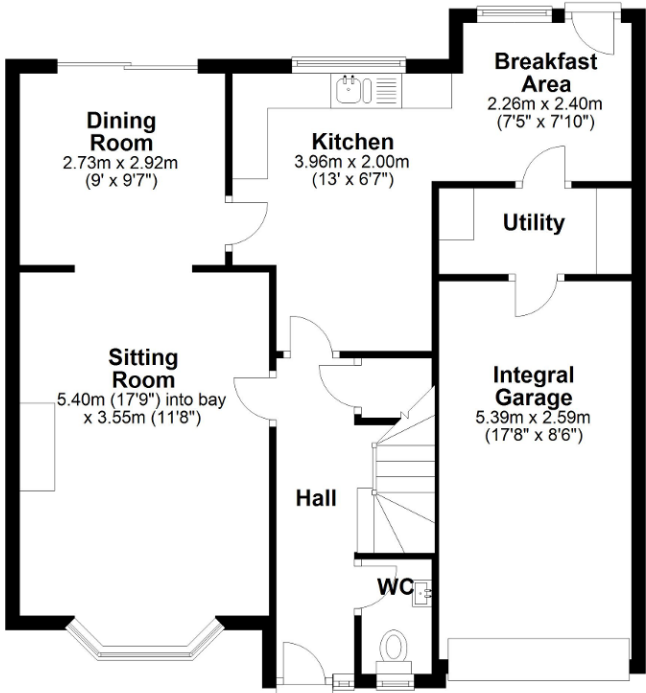
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

APPLEBY & TOWNEND

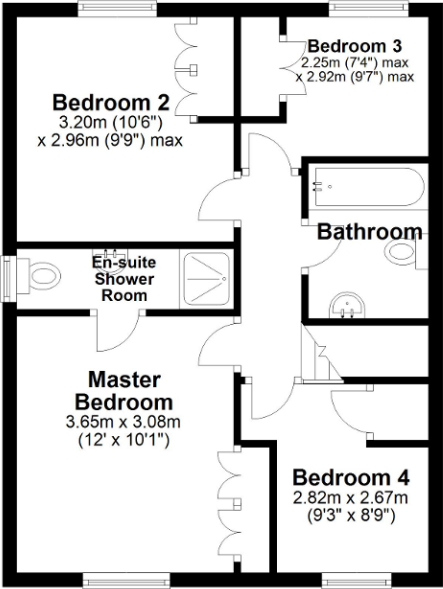
4D Broad Lane Farm  
Seend  
Melksham  
Wiltshire, SN126RJ

Tel: 01225 983 910  
E-mail: [help@applebyandtownend.co.uk](mailto:help@applebyandtownend.co.uk)  
Web: [www.applebyandtownend.co.uk](http://www.applebyandtownend.co.uk)

Ground Floor  
Approx. 72.2 sq. metres (777.0 sq. feet)



First Floor  
Approx. 46.3 sq. metres (498.6 sq. feet)



Total area: approx. 118.5 sq. metres (1275.6 sq. feet)