



## Gardiner Close, Stoke Canon, EX5 4BA

£175,000

A well presented and highly individual two double bedroom top floor maisonette with private entrance, terrace, garden and off road parking, situated in the sought after village of Stoke Canon.

**Winkworth**

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A well presented and highly individual two double bedroom top floor maisonette with private entrance, terrace, garden and off road parking, situated in the sought after village of Stoke Canon.

The property occupies the top floor of a small residential development and benefits from accommodation arranged over two floors, providing a layout more commonly associated with a house than a flat. The property is accessed via a private entrance from the terrace and offers excellent outside space, parking and village living within easy reach of Exeter.

Stoke Canon is a popular East Devon village offering a strong community, village pub, primary school and countryside walks, whilst being within easy reach of Exeter, the M5 and surrounding commuter routes.

## Accommodation

Entrance hallway with stairs rising to first floor.

Modern fitted kitchen with a range of wall and base units, wood effect work surfaces, tiled splashbacks and space for multiple appliances.

Spacious living room with picture window providing a pleasant outlook.

Ground floor double bedroom with fitted wardrobes.

Family bathroom with white three piece suite comprising panelled bath with shower over, wash hand basin and WC.

## First floor landing

Second double bedroom with Velux window and useful eaves storage.

## Outside

The property benefits from a private terrace providing the main entrance.

There is a private enclosed rear garden laid to lawn and patio with planted borders and a large timber shed.

Parking is provided via a private driveway with space for two vehicles together with additional communal parking for the close directly opposite





## At a glance....

Top Floor Maisonette over Two Floors

Two Bedrooms

Family Bathroom

Gas Central Heating

Private Driveway with Parking for Two Cars

Enclosed Rear Garden and Private Entrance Terrace

Sought After Village Location

## PROPERTY INFORMATION:

**Tenure:** Leasehold

**Lease Term:**

**Date:** 28 January 1991

**Term:** 999 years from 1 November 1990

**Ground Rent:** £25

**Service Charge:** N/A

**Council Tax Band:** A

**Utilities:** Mains Electric, Gas, Water and Drainage

**Heating:** Gas Central Heating

**Construction:** Traditional brick construction

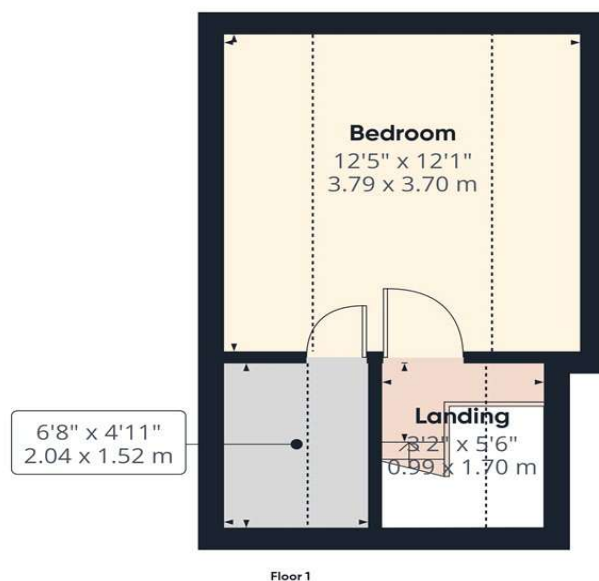
**Broadband and Mobile Coverage:**

Standard and superfast broadband available in the area

Mobile coverage available from major networks

Buyers are advised to check individual providers

**Flood Risk:** Low risk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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