



9 Rexona Close, Exeter

Exeter

In Excess of £300,000



9 Rexona Close

Exeter, Exeter

Chain free, charming 3-bed house in St Thomas with potential for modernisation. Spacious layout & excellent transport links. Ideal for families due location. Contact today to arrange a viewing.
Council Tax band: C

Tenure: Leasehold

- Popular location within Exeter
- Property located within a cul-de-sac
- Close proximity to good school
- Excellent transport links
- Access to a variety of amenities
- The property is chain free.
- 3 bedroom home with additional loft room previously used as an office
- 2 ground floor reception rooms
- Potential for modernisation
- Driveway parking





Entrance Hallway

Room comes with storage on the wall and under the stairs.

Living room

16' 5" x 15' 4" (5.01m x 4.67m)

Spacious room location on the ground floor at the front of the property. The space has excellent natural light and has direct access to the kitchen

Kitchen

9' 11" x 15' 4" (3.02m x 4.68m)

Located on the ground floor to the rear of the property. Excellent storage throughout, the space has a popular breakfast bar along with room for a dining table. Direct access to the conservatory.

Conservatory

12' 9" x 12' 8" (3.89m x 3.86m)

The space has excellent natural light with windows throughout, direct access to the kitchen and rear garden. Located on the ground floor to the rear of the property.

w/c

2' 6" x 3' 3" (0.76m x 1.00m)

Located off the kitchen on the ground floor.

Principal Bedroom

9' 10" x 15' 0" (3.00m x 4.57m)

Located on the first floor, the room comes with integrated wardrobes, the space is a good size double.

Bedroom 2

10' 0" x 7' 5" (3.04m x 2.25m)

A double bedroom located on the first floor

Bedroom 3

10' 0" x 7' 4" (3.04m x 2.23m)

A spacious single room with built in storage.

Shower room

Shower room located on the first floor, the room has a toilet sink and shower.





REAR GARDEN

Low maintenance rear garden, accessed through the conservatory or via the driveway on the side of the property. The space is populated with paving slabs. The single garage has power included and direct access through a side door or the front (up and over door).

FRONT GARDEN

Low maintenance front garden.

GARAGE

Single Garage

Single garage with driveway

DRIVEWAY

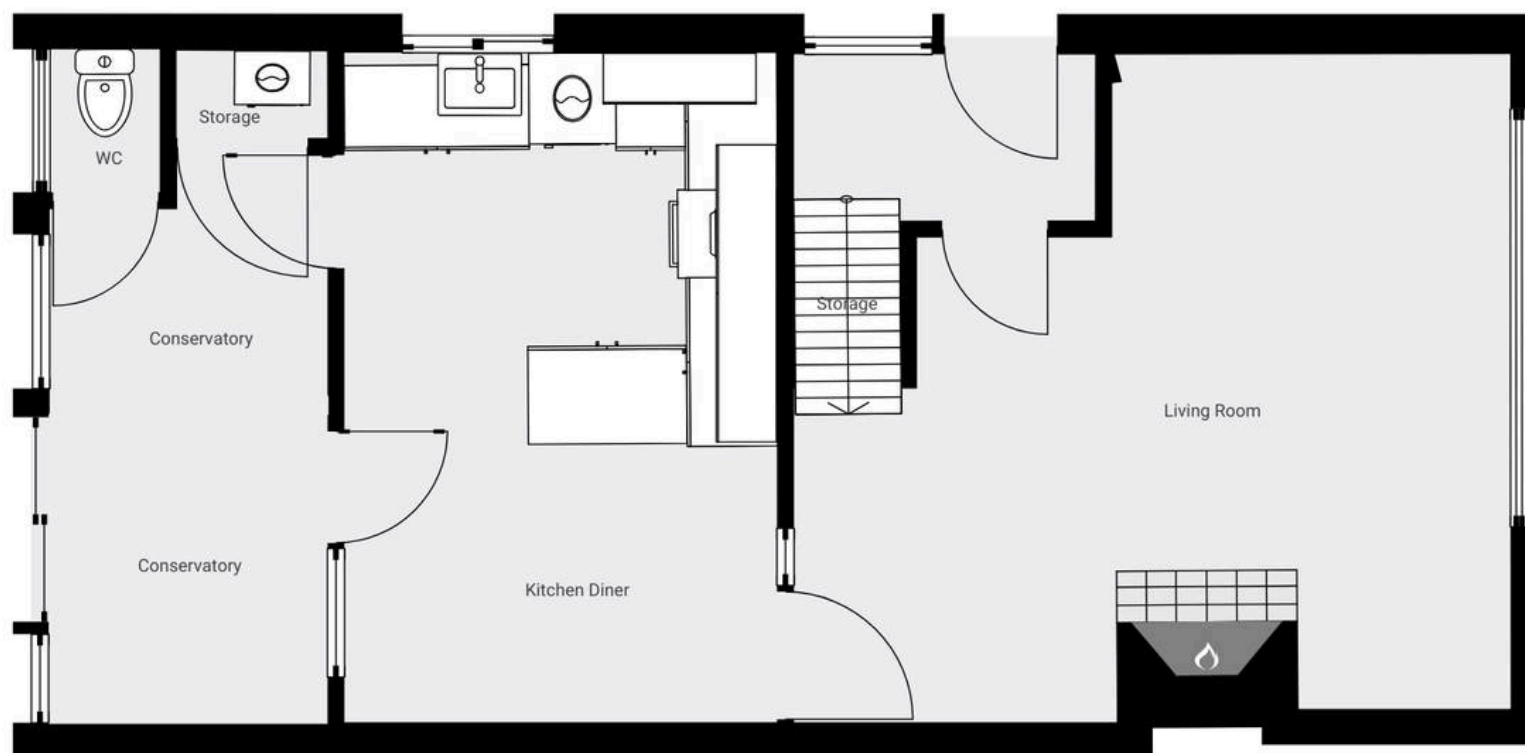
2 Parking Spaces

Capacity for two vehicles



▼ Ground Floor

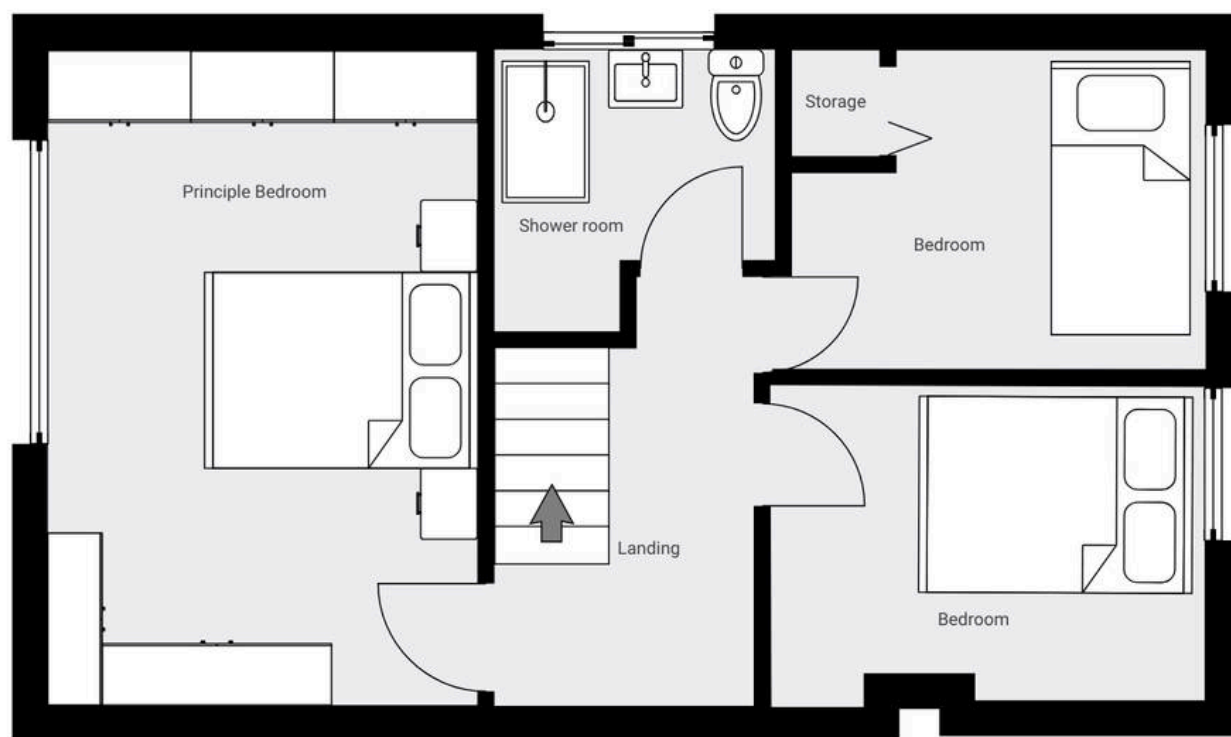
TOTAL AREA:44.78 m²•LIVING AREA:44.01 m²•ROOMS:8



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▼ 1st Floor

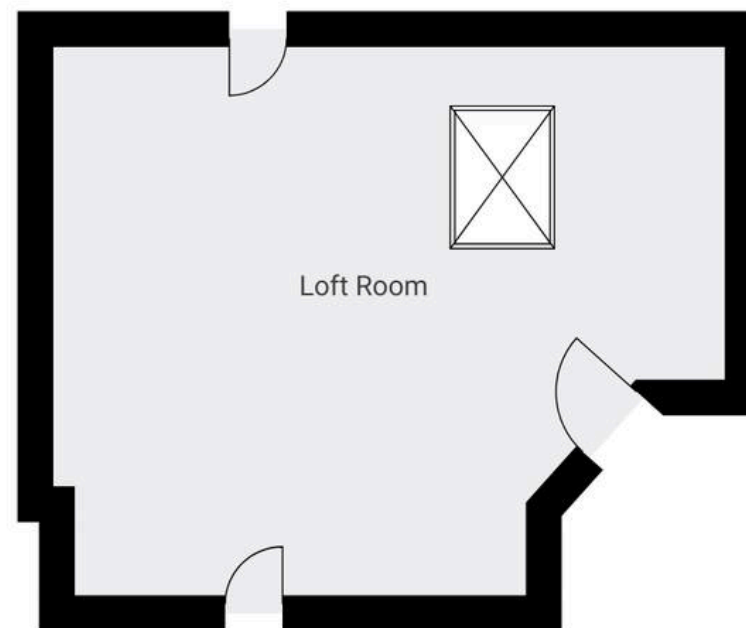
TOTAL AREA:34.86 m²•LIVING AREA:34.86 m²•ROOMS:6



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▼ 2nd Floor

TOTAL AREA:16.09 m²•LIVING AREA:16.09 m²•ROOMS:1



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