



Connells

Dart Avenue
EXETER



Property Description

A beautiful four bedroom detached house with garage and parking situated on the edge of Topsham. This stylish home benefits from a separate living room with bay window and French doors to the garden. There is a good size kitchen/dining room with integrated appliances as well as a downstairs cloakroom and utility room. The first floor has four double bedrooms and a large four piece family bathroom. In addition, the master bedroom has a stylish en-suite. To the rear of the property is an attractive garden with access to the garage. The property was built by the reputable developer, Bloor Homes, Seabrook Orchards is located less than 1 mile from the centre of Topsham.



Entrance Hall

Front access door, under stairs cupboard, wall mounted radiator.

Cloakroom

Double glazed front aspect window, low level toilet, wash hand basin, wall mounted radiator.

Study

9' 5" x 8' 4" (2.87m x 2.54m)

Double glazed front and side aspect windows, wall mounted radiator.

Lounge

15' 7" x 10' 10" increasing to 13'1 into bay (4.75m x 3.30m increasing to 13'1 into bay)

Double glazed side aspect bay window, double glazed French doors, two wall mounted radiators

Kitchen/ Diner

20' 10" maximum x 9' 8" (6.35m maximum x 2.95m)

Fitted kitchen with wall and base units and integrated Bosch appliances. Stainless steel sink/drainer, work surfaces, double electric oven and grill, electric hob with cooker hood over, built in dish washer and fridge/freezer, two wall mounted radiators, double glazed front aspect window, double glazed French doors. Archway to Utility Room.

Utility Room

Wall and base units, work surfaces, plumbing for washing machine, central heating boiler, wall mounted radiator. Door to Garden.

Landing

Stairs from Hallway.

Bedroom 1

14' 2" into wardrobe x 13' 4" into bay window (

4.32m into wardrobe x 4.06m into bay window) Double glazed rear aspect window, double glazed side aspect bay window, fitted wardrobes, wall mounted radiator.

En-Suite

Double glazed rear aspect window, double shower cubicle, low level WC, wash hand basin, high specification tiles, wall mounted radiator.

Bedroom 2

Irregular Shaped Room 10' 11" x 9' 10" (3.33m x 3.00m)

Double glazed rear aspect window, fitted wardrobes, wall mounted radiator. Access to loft.

Bedroom 3

10' 9" x 9' 8" (3.28m x 2.95m)

Double glazed front aspect window, wall mounted radiator.

Bedroom 4

9' 9" x 9' (2.97m x 2.74m)

Double glazed front and side aspect windows, wall mounted radiator.

Bathroom

Double glazed front aspect window, bath with mixer taps, double shower cubicle, low level WC, wash hand basin, heated towel rail.

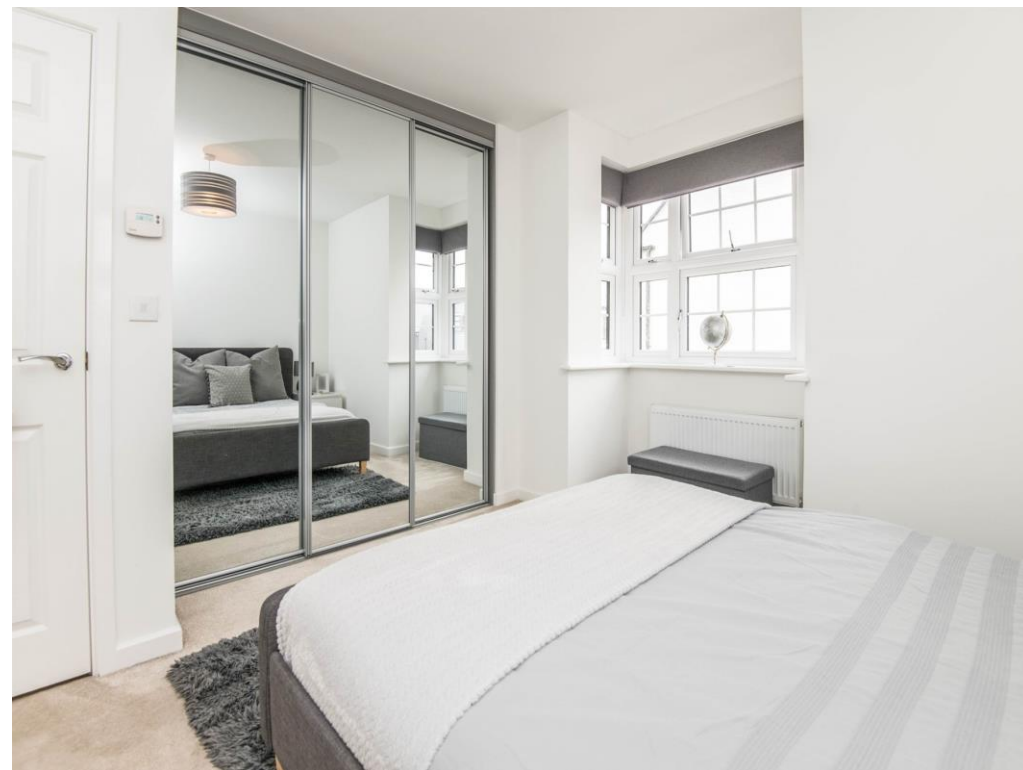
Rear Garden

Southerly facing enclosed garden with lawn area and handy outside tap and sockets. Side access. Door to garage.

Garage

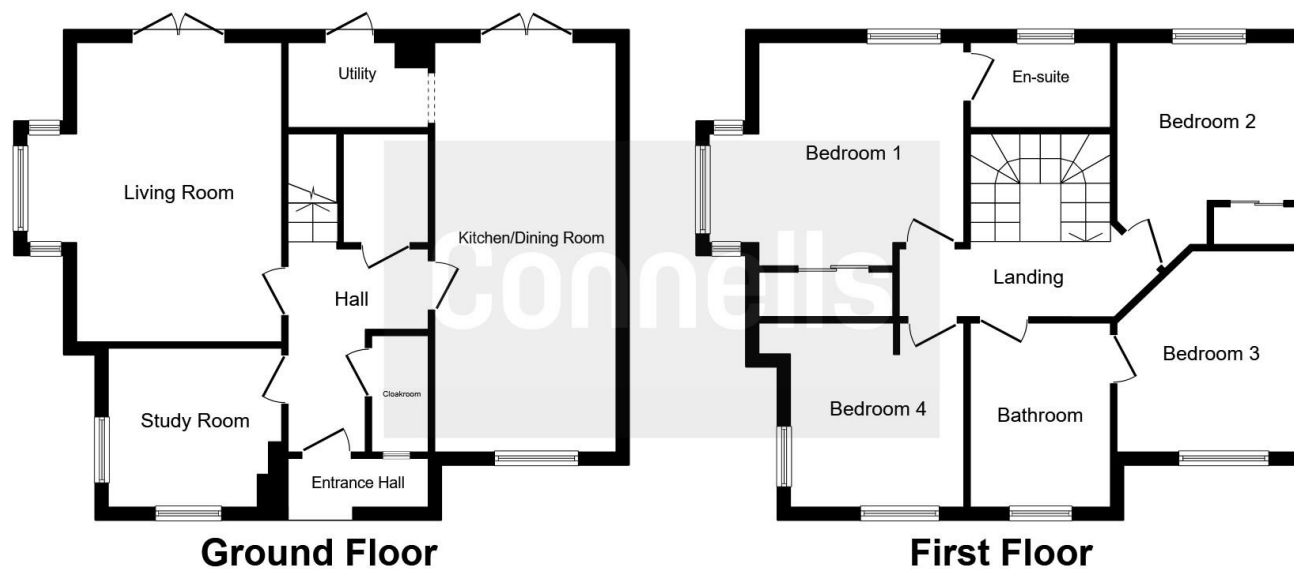
18' 11" x 8' 7" (5.77m x 2.62m)

Up and over double door, power and light. Currently being used as a gym.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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EPC Rating: B

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Tenure: Freehold



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