



Whipton Barton Road, Exeter

Connells

SIGNATURE



Whipton Barton Road. Exeter

Entrance Hall

Double glazed front door, under stairs cupboard with shelves and hanging space, wall mounted radiator.

Living Room

11' 5" x 12' 2" (3.48m x 3.71m)

Double glazed rear aspect window, fireplace with coal effect gas fire, wooden floor, wall mounted radiator.

Kitchen/Dining Room

17' 8" x 10' 2" max (5.38m x 3.10m max)

Double glazed front aspect window, double doors to Conservatory, wall and base units, work surfaces with under lighting, gas hob with extractor fan over, double electric oven, plumbing for dish washer, 1 1/2 bowl stainless steel sink/drain, wall mounted radiator, cupboard housing plumbing for

washing machine, cupboard housing boiler, tiling.

Pantry

With double glazed front aspect window.

Conservatory

10' x 11' 1" (3.05m x 3.38m)

Double glazed French doors and windows, wall mounted radiator. Door to...

Downstairs WC

Double glazed rear aspect window, low level toilet, wash hand basin.

First Floor Landing

Double glazed front aspect window.

Bedroom 2

9' 6" x 13' 8" (2.90m x 4.17m)

Double glazed rear aspect window, wall mounted radiator.

Bedroom 3

11' 6" max x 10' 7" (3.51m max x 3.23m)

Double glazed rear aspect window, double glazed sealed units to side, wall mounted radiator.

Bedroom 4

7' 9" x 8' 9" (2.36m x 2.67m)

Double glazed front aspect window, wall mounted radiator.

Bathroom

Double glazed obscured side aspect window, bath, mains shower, wash hand basin with cupboard below, low level toilet, heated towel rail, tiling, mirror with light, LED spotlights.

Second Floor Landing

Bedroom 1

11' 8" x 24' 3" max (3.56m x 7.39m max)

Double glazed French doors to Juliet balcony, wall mounted radiator, dressing room with fitted wardrobes and drawers, electric heater, storage areas.

En-Suite

Double glazed rear aspect window, bath, double shower cubicle with mains shower, low level toilet, wash hand basin with cupboard below, tiling, LED spotlights.

Front Garden

Double driveway for two cars.

Rear Garden

Decked area, artificial grass, enclosed by



fencing, further decked area, side access.

Storage Room

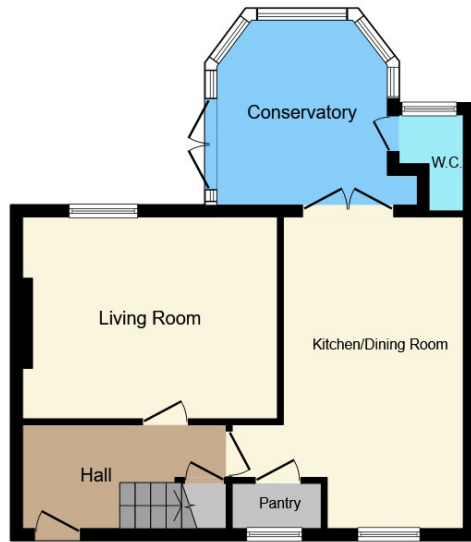
Double glazed obscured door, double glazed rear aspect window, power and light.

Garage

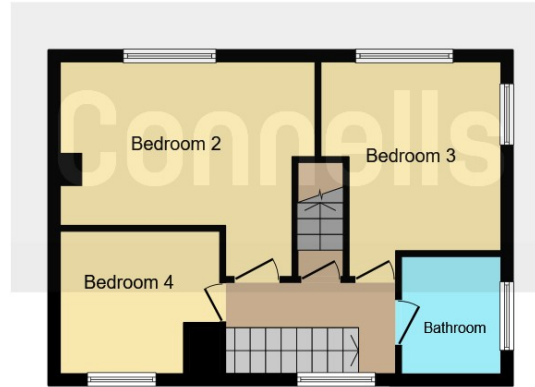
14' 3" x 13' 6" (4.34m x 4.11m)

Up and over door, power and light.





Ground Floor



First Floor



Second Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Whipton Barton Road, Exeter

A 4 bedroom SEMI DETACHED HOUSE in the Whipton area of Exeter ideal for schools, shops and amenities. The property has been extended to include a conservatory, downstairs WC and a main bedroom suite with fitted wardrobes and en-suite. Outside is

driveway parking for 2 cars, rear garden and garage.

Tenure: Freehold

EPC Rating: A

Connells SIGNATURE

To view this property please contact us on

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or email exeter@connells.co.uk

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