



**Connells**

Masterson Street  
Exeter





## Property Description

A 3 double bedroom SEMI-DETACHED family home plus study in the sought after ST LEONARDS area of Exeter in move in condition. The property is set in the popular Wyvern Park development with residents parking around. The property is mock Georgian, built in 2008 and was the original show home for the street. Outside there is a front paved area with lawned landscaped garden at the rear also with a GARAGE and driveway parking. This home will not be about for long so call to book a viewing today. The location is ideal for local schools, shops, amenities, hospital and access to the City. The accommodation comprises:- Entrance hallway, cloakroom/WC, study, kitchen/diner with built-in appliances, first floor landing, lounge overlooking the green at the front, Jack & Jill shower room/WC, bedroom 3, second floor landing, 2 further bedrooms and bathroom/WC.

## Entrance Hall

Double glazed door to front, two wall mounted radiators.

## Downstairs Wc

Low level toilet, wash hand basin, tiling, extractor fan, wall mounted radiator.

## Study

11' 1" x 12' 5" ( 3.38m x 3.78m )

Double glazed front aspect sash window, under stairs storage cupboard, laminate flooring, wall mounted radiator.

## Kitchen/ Diner

10' 5" x 15' 1" ( 3.17m x 4.60m )

Double glazed window and door to rear, wall and base units, work surfaces, 1 1/2 bowl stainless steel sink unit, double electric oven, gas hob with extractor over, built-in dish washer and fridge freezer, tiling, dado rail, plumbing for washing machine, wall mounted radiator.

## First Floor Landing

Wall mounted radiator.

## Living Room

15' 1" x 12' 5" ( 4.60m x 3.78m )

Two double glazed front aspect sash windows, fire place with gas fire, two wall mounted radiators.

## Jack & Jill Shower Room

Double shower cubicle with mains shower, low level toilet, wash hand basin, tiling, extractor fan.

## Bedroom 3

15' 1" into recess x 10' 7" ( 4.60m into recess x 3.23m )

Two double glazed rear aspect windows, fitted wardrobes and shelving.

## Second Floor Landing

Double glazed side aspect window, access to part-boarded loft with pull down ladder, wall mounted radiator.

## Bedroom 1

15' 2" x 12' 7" ( 4.62m x 3.84m )

Two double glazed front aspect sash windows, wall mounted radiator.

## Bathroom

Bath with mains shower, low level toilet, wash hand basin, airing cupboard, tiling, extractor fan, spotlights, heated towel rail.

## Bedroom 2

15' 2" x 10' 8" ( 4.62m x 3.25m )

Double glazed rear aspect window, wall mounted radiator.

## Front Garden

Paved garden with shrubs, railings and gate.

## Rear Garden

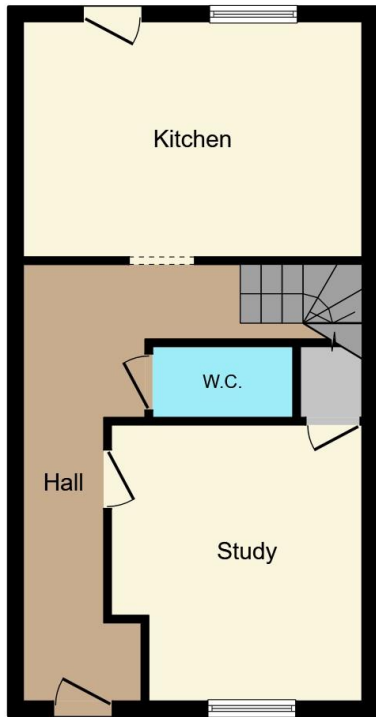
Patio, area of lawn, tap, gate to side access, gated access to front.

## Garage

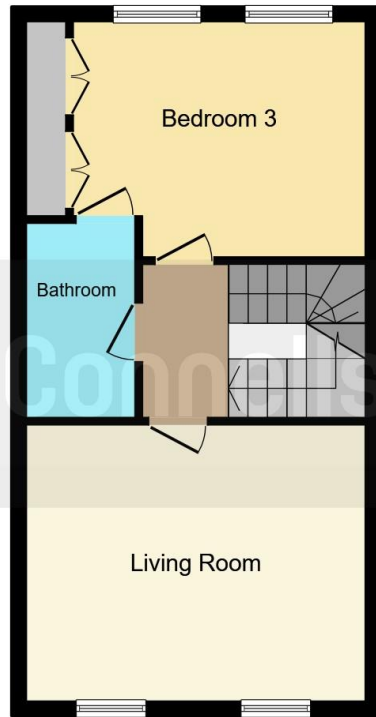
Access to garage is along private road. Garage has an up and over door, power and light. There is also driveway parking.



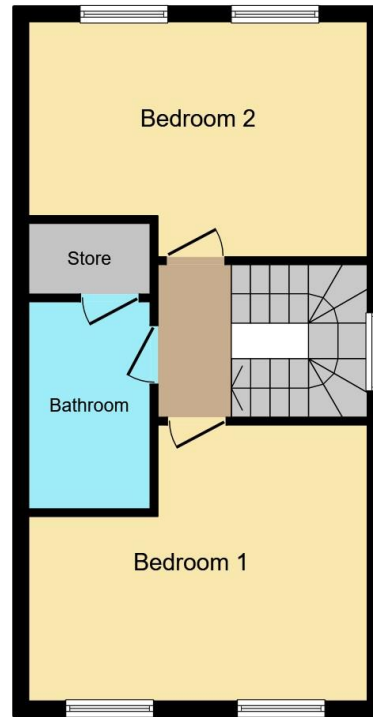




**Ground Floor**



**First Floor**



**Second Floor**

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). Powered by [www.focalagent.com](http://www.focalagent.com)

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**T 01803 213 641**  
**E [torquay@connells.co.uk](mailto:torquay@connells.co.uk)**

115 Union Street  
 TORQUAY TQ1 3DW

**EPC Rating: C**

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Tenure: Freehold



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