



St. Michaels Close, Exeter

Connells SIGNATURE



St. Michaels Close, Exeter

Entrance Hall

Double glazed obscured door to front, double glazed side aspect window, two wall mounted radiators, pull down ladder for access to part boarded loft with light.

Office

6' x 2' 6" (1.83m x 0.76m)

Double glazed front aspect window, laminate floor, wall mounted radiator.

Living Room

9' 9" exc door recess x 13' 9" (2.97m exc door recess x 4.19m)

Double glazed patio doors to rear, wall mounted radiator.

Kitchen/Diner

17' 2" x 9' 8" (5.23m x 2.95m)

Two double glazed side aspect windows,

double glazed obscured door to rear, wall and base units, solid wood work surfaces, glass splash backs, cupboard housing boiler, 1 1/2 bowl sink unit, AEG electric oven, AEG 5 ring gas hob with extractor over, AEG fridge freezer, built-in Hotpoint washing machine, spotlights, tiled floor, wall mounted radiator.

Bedroom 1

10' 7" x 11' 1" (3.23m x 3.38m)

Double glazed window to side and rear, wall mounted radiator.

En-Suite

Double glazed obscured side aspect window, shower cubicle with mains shower with twin heads including a rainwater head, low level toilet, wash hand basin with cupboards below, fully tiled, sensor mirror,

extractor fan, heated towel rail.

Bedroom 2

10' 9" x 10' 1" (3.28m x 3.07m)

Double glazed side aspect window, wall mounted radiator.

Bathroom

Double glazed obscured side aspect window, bath with mains shower with twin heads including a rainwater head, low level toilet, wash hand basin with cupboards below, fully tiled, sensor mirror, extractor fan, heated towel rail.

Front Garden

Lawned garden with a variety of flowers and shrubs.

Rear Garden

Gate for side access from front, patio, Trex decking with wrought iron railings, variety of trees, shrubs, two sheds, greenhouse, area of lawn, all enclosed by walls and fencing.

Parking

Driveway parking for 3-4 cars.

Outside Room

10' 9" x 8' 2" (3.28m x 2.49m)

Previously the garage and could be converted back. Double glazed door to front, window to side, power and light.







Floor Plan

Outside Room

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

St. Michaels Close, Exeter

A 2 double bedroom (1 en-suite) immaculate DETACHED BUNGALOW with solar panels in the popular ALPHINGTON area of Exeter. The garage has been converted to make a great versatile space that could be put back to a garage if needed and there is driveway parking.

Council Tax Band: D

Tenure: Freehold

EPC Rating: B

Connells SIGNATURE

To view this property please contact us on

01392 221 331

or email exeter@connells.co.uk

8-9 South Street, Exeter, Devon EX1 1DZ

CONNELLS.CO.UK



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

