



**Connells**

Rosewood Crescent Cat & Fiddle Park  
Clyst St. Mary Exeter

# Rosewood Crescent Cat & Fiddle Park Clyst St. Mary Exeter EX5 1QW



## Property Description

*A 2 bedroom PARK HOME located on the CAT & FIDDLE SITE, in need of some modernisation. The property is on a great pitch with lovely large gardens to the rear and either side. There is also residents parking and visitors parking. The accommodation comprises: Entrance hallway, lounge, kitchen, 2 bedrooms and a bathroom/WC.*



## Entrance Hall

Double glazed door to side, wall mounted radiator.

## Living Room

11' 5" x 9' 7" ( 3.48m x 2.92m )

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

## Kitchen

7' 5" x 9' 7" ( 2.26m x 2.92m )

Double glazed side aspect window, wall and base units, work surfaces, sink unit, airing cupboard, plumbing for washing machine.

## Bedroom 1

9' 8" x 6' 10" ( 2.95m x 2.08m )

Double glazed rear aspect window, built-in wardrobe with cupboards above, wall mounted radiator.

## Bedroom 2

9' 8" x 7' 9" ( 2.95m x 2.36m )

Double glazed side aspect window, wall mounted radiator.

## Bathroom

Double glazed obscured side aspect window, bath, low level toilet, wash hand basin.

## Garden

Lawned garden at rear with seating. Lawned gardens on either side.

## Parking

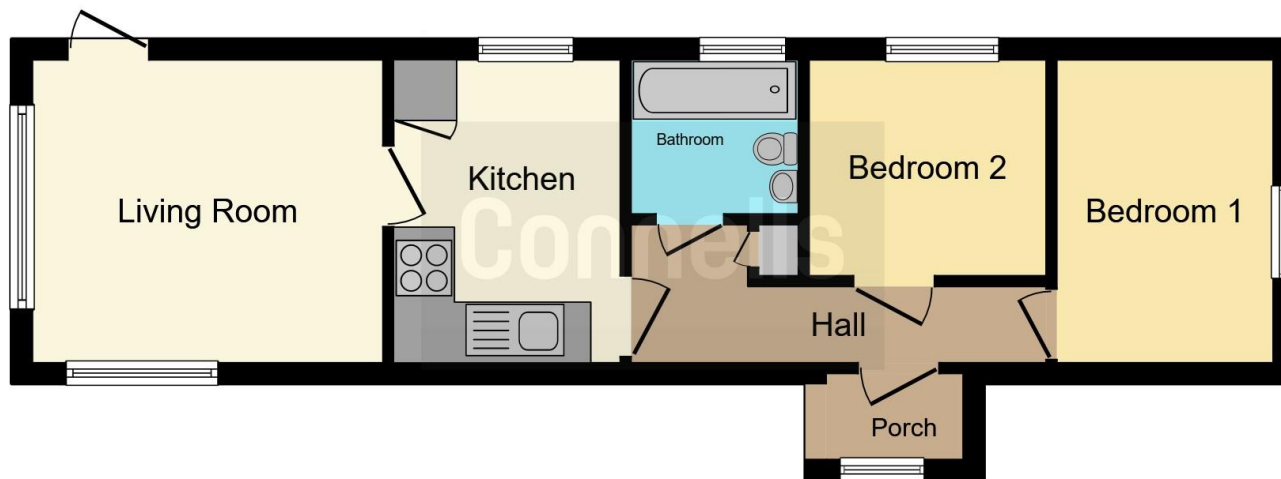
Residents parking space. Visitors parking.

Council Tax Band: A









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)

To view this property please contact Connells on

**T 01392 221 331**  
**E [exeter@connells.co.uk](mailto:exeter@connells.co.uk)**

8-9 South Street  
EXETER EX1 1DZ

**EPC Rating: Exempt**

Tenure:

**view this property online [connells.co.uk/Property/EXR315314](http://connells.co.uk/Property/EXR315314)**

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: EXR315314 - 0002