



Connells

Fortibus Road
EXETER



Property Description

A 2 bedroom HOUSE in immaculate condition, located in a great area for schools, shops, amenities, access to Exeter Golf and Country Club and transport links to Exeter and beyond to the M5 and also into Topsham. Outside there are 2 parking spaces at the front and an enclosed landscaped rear garden. The home is ideal for a first time buyer looking to start their home owning journey. The accommodation comprises:- Entrance hallway, cloakroom/WC, lounge/diner/kitchen with patio doors out onto the garden, first floor landing, 2 bedrooms and bathroom/WC.



Agents Note:

Annual service charge £161.69. Date of next review: 01/12/2024.

Entrance Hall

Double glazed door to front, cupboard housing boiler, plumbing for washing machine.

Downstairs WC

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

Kitchen/ Diner/ Living Room

22' max x 14' 2" max (6.71m max x 4.32m max)

Double glazed patio doors to rear, double glazed windows to rear, wall mounted radiator. Wall and base units, work surfaces, built-in dish washer, electric oven, gas hob with extractor over, built-in fridge freezer, 1 1/2 bowl stainless steel sink unit, shelving.

Landing

Loft access, wall mounted radiator.

Bedroom 1

10' 8" x 12' 1" to front of wardrobe (3.25m x 3.68m to front of wardrobe)

Double glazed front aspect window, built-in wardrobe with hanging space, shelves, wall mounted radiator.

Bedroom 2

7' 10" x 14' 2" (2.39m x 4.32m)

Two double glazed front aspect windows, storage with shelving, wall mounted radiator.

Bathroom

Bath with shower attachment, low level toilet, wash hand basin, tiling, extractor fan, wall mounted radiator.

Rear Garden

Patio area, astro turf, shed, all enclosed by fencing.

Front Garden

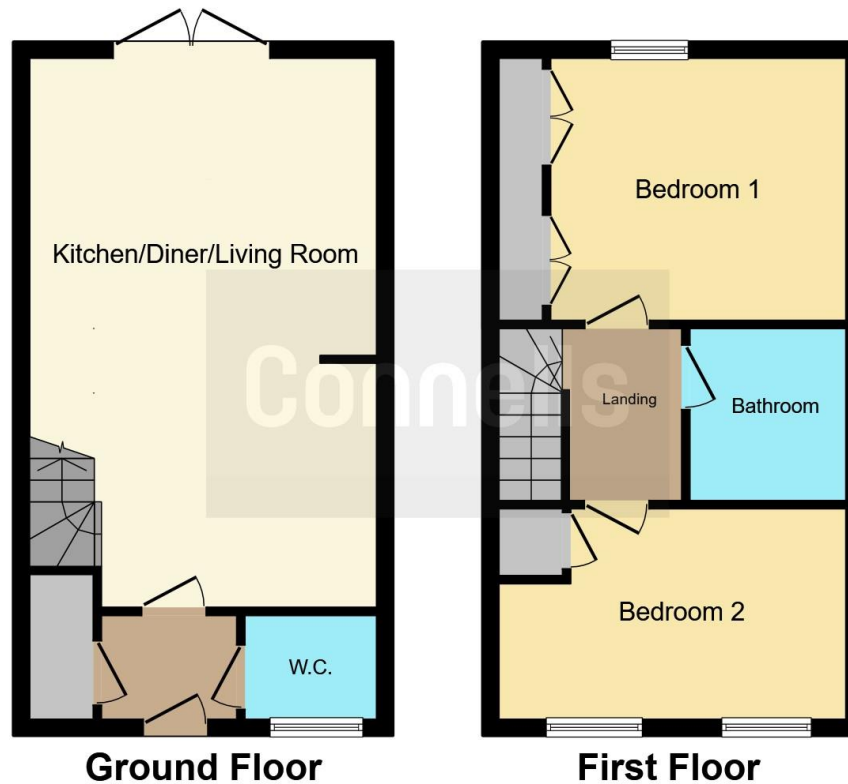
Two parking spaces.

Council Tax Band: C









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

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EPC Rating: B

Tenure: Freehold

view this property online connells.co.uk/Property/EXR315322



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