



Connells

Clifton Road
Exeter

Clifton Road Exeter EX1 2BP



Property Description

A 3 bedroom TERRACED HOUSE close to Exeter City Centre ideal for shops, amenities, restaurants and all the city has to offer, maintained to a high standard and ready to move into, outside there is a rear low maintenance garden with artificial grass and all enclosed. Ideal for a first time buyer or investor. The accommodation comprises:- Entrance hallway, lounge, dining room, kitchen, bathroom/WC, first floor landing, 2 bedrooms, second floor and bedroom 3.



Entrance Hall

Double glazed door to front, under stairs storage, wall mounted radiator.

Living Room

12' 2" x 11' 8" (3.71m x 3.56m)

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

Dining Room

9' 8" into recess x 11' 8" (2.95m into recess x 3.56m)

Double glazed rear aspect window, electric fire, laminate floor, wall mounted radiator.

Kitchen

10' 4" x 7' 5" (3.15m x 2.26m)

Double glazed obscured door to side, double glazed side aspect window, wall and base units, work surfaces, 1 1/2 bowl stainless steel sink unit, gas oven, gas hob with extractor over, tiled floor, plumbing for washing machine, space for fridge freezer, space for further appliance, wall mounted radiator.

Bathroom

Double glazed obscured side aspect window, double glazed rear aspect window, bath with mains shower, low level toilet, wash hand basin, heated towel rail, tiled floor, cupboard housing boiler with storage, spotlights, extractor fan.

First Floor Landing

Double glazed rear aspect window, wall

mounted radiator.

Bedroom 1

12' 2" x 15' 2" (3.71m x 4.62m)

Two double glazed front aspect windows, wall mounted radiator.

Bedroom 3

11' 8" x 9' 8" into recess (3.56m x 2.95m into recess)

Double glazed rear aspect window, wall mounted radiator.

Second Floor Landing

Rear aspect window,

Bedroom 2

13' 10" x 11' 7" (4.22m x 3.53m)

Double glazed skylight window to rear, spotlights, wall mounted radiator.

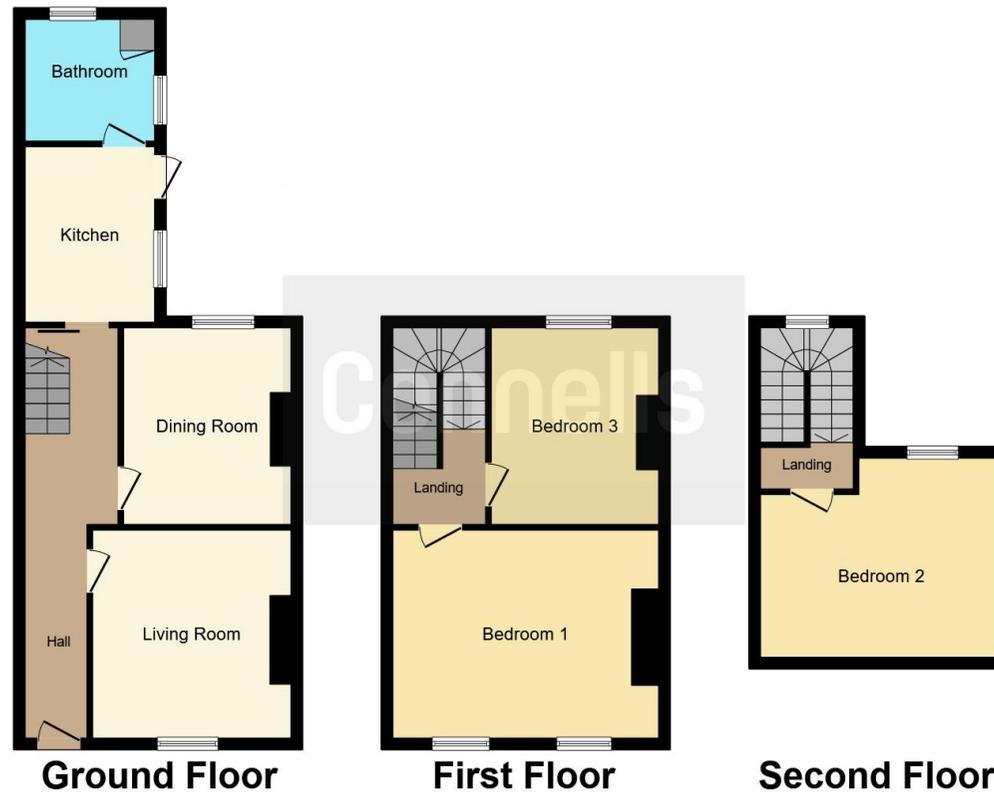
Rear Garden

Artificial grass, tap, shed, all enclosed by walls.









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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8-9 South Street
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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