



**Connells**

Valley Road  
Clyst St. Mary Exeter



# Valley Road Clyst St. Mary Exeter EX5 1QQ



## Property Description

*A 2 bedroom PARK HOME on the Cat & Fiddle site, the home has been maintained well and ready to move into. Outside there are wrap around gardens with lawn, patio and gravelled areas a lovely space to enjoy the summer evenings. There is also residents parking and visitors parking. The location is great and is ideal for transport links and access into the City and beyond. The accommodation comprises:- Dining area, lounge, kitchen, inner hallway, 2 bedrooms and bathroom/WC.*

## Dining Area

9' 8" x 7' 7" ( 2.95m x 2.31m )

Double glazed door to front, double glazed front aspect and two double glazed side aspect windows, laminate floor, wall mounted radiator.

## Living Room

19' 1" x 11' 5" ( 5.82m x 3.48m )

Two double glazed side aspect windows, 1 double glazed front aspect window, beamed ceiling, feature fireplace, two wall mounted radiators.

## Kitchen

12' 6" x 9' 3" ( 3.81m x 2.82m )

Double glazed door and window to rear, wall and base units, work surfaces, electric oven, electric hob with extractor over, stainless steel sink unit, plumbing for washing machine, cupboard housing boiler, wall mounted radiator, space for fridge freezer, tiling, laminate floor.

## Inner Hall

Laminate floor, storage cupboard.

## Bathroom

Double glazed obscured front aspect window, bath, electric shower, low level toilet, wash hand basin, tiling.

## Bedroom 1

10' 8" x 9' 3" ( 3.25m x 2.82m )

Double glazed side aspect window, storage cupboard.

## Bedroom 2

9' 8" x 9' 4" into storage ( 2.95m x 2.84m into storage )

Double glazed side aspect window, built-in shelving and storage.

## Front Garden

Gravelled areas with a variety of trees, shrubs and plants.

## Outside

Gravelled areas to front with a variety of trees, shrubs and plants. Side gravelled areas, patio. Further gravelled areas enclosed by fencing.

## Parking

Residents parking and visitor parking.















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

8-9 South Street  
 EXETER EX1 1DZ

EPC Rating: Council Tax  
 Exempt Band: A

Tenure:

**view this property online [connells.co.uk/Property/EXR315415](http://connells.co.uk/Property/EXR315415)**

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.



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