



Connells

Gloucester Road  
Exeter

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Exeter EX4 2JB



## Property Description

*An immaculate 3 bedroom home in a family area with spacious rooms set over 3 levels, this property is a credit to the current owner. There is a large garage with plenty of room for storage and a driveway for extra parking. The garden, accessed from the kitchen/diner at the rear, is a great size and perfect for the family to enjoy summer evenings. There are open views from the front and rear aspect of the property. The accommodation comprises:- Entrance hallway, cloakroom/WC, large garage, first floor landing, lounge, kitchen/diner, second floor landing, 3 bedrooms and shower room/WC. NO CHAIN.*



## Agents Note:

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

## Entrance Hall

Double glazed obscured door to front, under stairs cupboard with light, wall mounted radiator,

## Downstairs WC

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

## First Floor Landing

## Living Room

16' 9" max x 15' 9" max ( 5.11m max x 4.80m max )

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

## Kitchen/ Diner

15' 9" max x 8' 6" ( 4.80m max x 2.59m )

Double glazed door to rear, two double glazed rear aspect windows, wall and base units, work surfaces. stainless steel sink unit, boiler, gas cooker point, tiling, space for fridge freezer, plumbing for washing machine, wall mounted radiator.

## Second Floor Landing

Access to insulated, partially boarded loft, airing cupboard with shelving.

## Bedroom 1

12' 10" x 9' ( 3.91m x 2.74m )

Double glazed front aspect window, wall mounted radiator.

## Bedroom 2

12' 5" x 9' ( 3.78m x 2.74m )

Double glazed rear aspect window, wall mounted radiator.

## Bedroom 3

8' 3" x 6' 7" ( 2.51m x 2.01m )

Double glazed skylight window to front, wall mounted radiator.

## Wet Room

Double glazed obscured skylight window to rear, walk-in electric shower, low level toilet, wash hand basin, tiling, wall mounted radiator.

## Rear Garden

Patio area, steps up to lawned garden with trees and shrubs, with fencing.

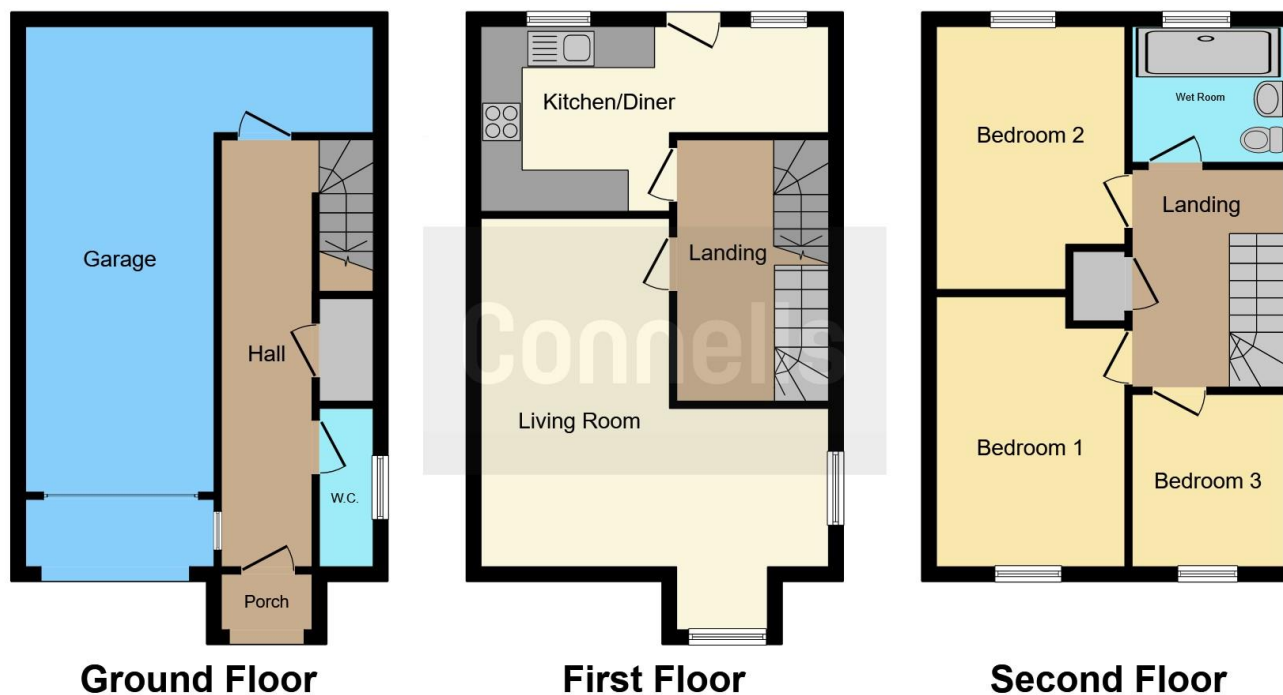
## Parking

Garage with up and over door, power points, tap, lights and plumbing for washing machine. Double width driveway 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: D    Council Tax  
 Band: C

Tenure: Freehold

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