



Connells

Rydon Park Rydon Lane
Exeter



Property Description

An inviting 3 bedroom park home in immaculate condition, located in the heart of Exeter City, boasting 3 generously sized bedrooms and a large surrounding low maintenance outside space. The property comprises of an entrance hallway with a built-in wardrobe and 2 large cupboards, a large kitchen diner, summer room, kitchen, utility room, 3 bedrooms, with a master en-suite, bathroom, boarded attic, large surrounding outside space, driveway and an outside shed with electrical supply.



Entrance Hall

Double glazed door to front, built-in wardrobe, storage cupboard, boiler cupboard and wall mounted radiator.

Living/ Dining Room

19' 6" inc bay x 13' 5" max (5.94m inc bay x 4.09m max)

Two double glazed front aspect bay windows, one double glazed rear aspect bay window, two double glazed side aspect windows, electric fire, wall mounted radiator.

Kitchen

Double glazed rear aspect window, Franke sink, built-in electric oven and microwave, electric hob with extractor over, wall and base units, work surfaces, part-tiled walls, wall mounted radiator.

Summer Room

19' 6" x 8' 1" (5.94m x 2.46m)

Double glazed front and rear aspect window, double glazed patio doors x 2 to side, two double glazed side aspect windows, wall mounted radiator.

Utility

9' 5" max x 4' 8" max (2.87m max x 1.42m max)

Double glazed obscured door to rear, fridge freezer, washing machine and dishwasher.

Bedroom 1

9' 5" max x 10' 8" inc bay, exc recess (2.87m max x 3.25m inc bay, exc recess)

Double glazed side aspect bay window, built-in wardrobe and cupboard, wall mounted radiator.

En-Suite

Double glazed obscured rear aspect window, shower cubicle with mains shower, low level toilet, wash hand basin, heated towel rail.

Bedroom 2

9' 5" x 7' 2" to front of wardrobe (2.87m x 2.18m to front of wardrobe)

Double glazed front aspect bay window, built-in wardrobe, wall mounted radiator.

Study/Bedroom 3

6' 6" x 5' 2" (1.98m x 1.57m)

Double glazed front aspect window, wall mounted radiator.

Bathroom

Double glazed obscured front aspect window, double shower cubicle with mains shower, low level toilet, wash hand basin

Loft Space

Boarded and newly insulated.

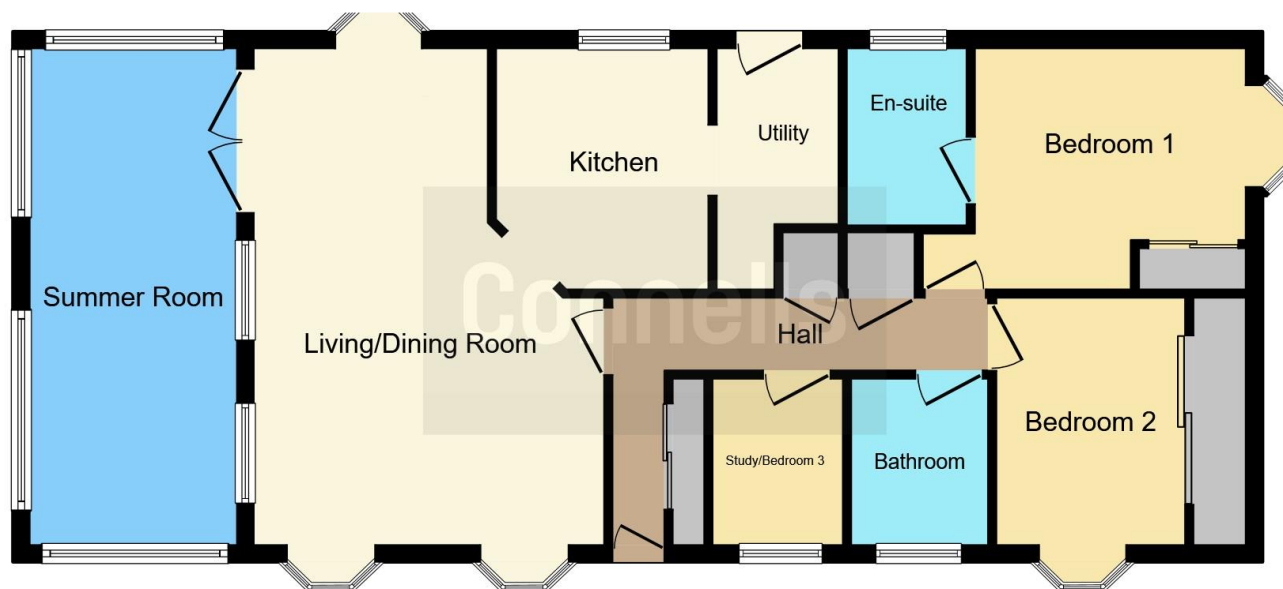
Garden

Patio, stone built flower beds, two taps, gate for side access, raised patio, new fencing, shed.









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

To view this property please contact Connells on

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EPC Rating: Exempt

Tenure:

view this property online connells.co.uk/Property/EXR315656

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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