



Connells

Honiton Road
Exeter

Honiton Road Exeter EX1 3EP



Property Description

Situated in the popular Honiton Road, this is a fantastic residence with a large plot and private driveway with gated access and well maintained front garden. Comprised of spacious hallway and family bathroom with separate W/C leading to the generous family living room with separate diner, kitchen and a utility room with access to the side of the residence. There are two bedrooms with Jack & Jill en suite and a dressing room. The outside offers a fantastic south facing rear garden with potential to landscape further and garage backing onto the large driveway. The property comes as a must view to really appreciate the size of the residence.



Entrance Hall

Large double glazed side aspect window and double glazed door to side, boiler cupboard, access to loft, wall mounted radiator.

Living Room

10' 10" x 14' 2" (3.30m x 4.32m)

Double glazed window to side, front and rear, fireplace with gas fire, wall mounted radiator.

Dining Room

10' 4" x 7' 3" (3.15m x 2.21m)

Double glazed front aspect window, spotlights, wall mounted radiator.

Kitchen

10' 4" x 10' 5" (3.15m x 3.17m)

Two double glazed side aspect windows, wall and base units, work surfaces, stainless steel sink/drain, airing cupboard, gas cooker point, extractor over.

Utility Room

6' 3" ma x 8' 3" max (1.91m ma x 2.51m max)

Double glazed obscured door and window to the side, stainless steel sink/drain, wall units, work surfaces, plumbing for washing machine.

Bedroom 1

10' 9" max x 11' 3" max (3.28m max x 3.43m max)

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

Jack & Jill En-Suite

Double glazed side aspect window, electric

shower, low level toilet, wash hand basin, wall mounted radiator.

Bedroom 2

9' 9" to front of wardrobe x 7' 5" (2.97m to front of wardrobe x 2.26m)

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

Bathroom

Double glazed obscured side aspect window, corner bath, shower cubicle with electric shower, wash hand basin, heated towel rail.

Separate WC

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

Dressing Room

7' 9" x 9' 6" (2.36m x 2.90m)

Double glazed side aspect window, access to Bedroom 2, wall mounted radiator.

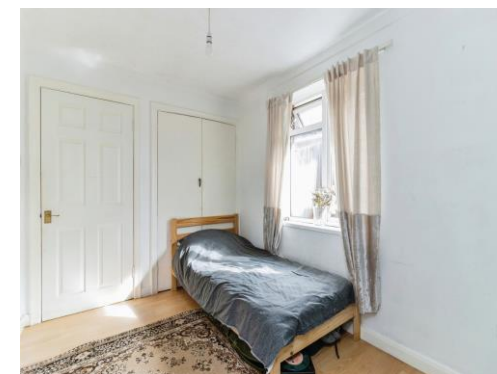
Rear Garden

Enclosed south facing garden with lawn and patio.

Parking

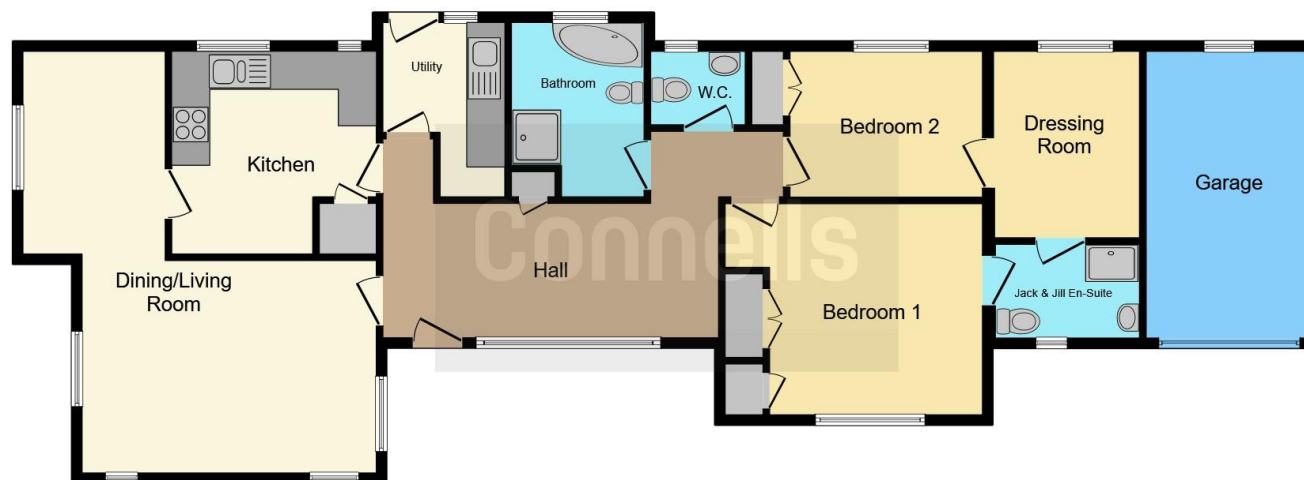
Driveway with gated access, garage with up and over door (not inspected).

Council Tax Band: D









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EPC Rating: D

view this property online connells.co.uk/Property/EXR315660

Tenure: Freehold



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