



Christow, Exeter

Connells SIGNATURE



Christow, Exeter

Bedroom 4

10' 3" to front of wardrobe x 9' 6" (3.12m to front of wardrobe x 2.90m)

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

Lounge

10' 5" x 7' (3.17m x 2.13m)

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

Kitchen

Not measured. Double glazed front aspect window, wall and base units, work surfaces, electric hob with extractor over, stainless steel sink unit, plumbing for washing machine.

Shower Room

Shower unit, low level toilet, wash hand

basin, heated towel rail.

Bedroom 6

14' 4" x 11' 8" (4.37m x 3.56m)

Double glazed side aspect window, double glazed patio doors to rear, wall mounted radiator.

Utility Room

10' 4" x 6' 3" (3.15m x 1.91m)

Double glazed front aspect window, wall and base units, work surfaces, plumbing for washing machine, space for fridge freezer, wash hand basin.

First Floor Reception Hall

Door to front, two built-in storage units.

Lounge

21' 7" x 12' 8" (6.58m x 3.86m)

Double glazed side aspect window, double glazed patio doors to front leading to balcony, wood burner, wall mounted radiator.

Kitchen/Diner

21' 7" x 10' 5" (6.58m x 3.17m)

Double glazed rear aspect window, double glazed patio doors to rear, composite stone counter top, wall and base units, tiled floor, built-in gas hob with extractor over, plumbing for washing machine and dish washer, built-in microwave and electric oven, wall mounted radiator, under floor heating.

Bedroom 5 with Balcony

18' 3" max x 12' max (5.56m max x 3.66m max)

Two double glazed side aspect windows, double glazed patio doors to rear leading to

balcony, wall mounted radiator.

En-Suite

Double glazed Velux window, marble floor, shower unit, low level toilet, wash hand basin, heated towel rail.

Family Bathroom

Two double glazed obscured rear aspect windows, bath, his and hers basins, low level toilet, rain shower, fully tiled, heated towel rail.

Bedroom 1

10' 3" max x 15' 6" max (3.12m max x 4.72m max)

Double glazed rear aspect window, built in wardrobe, wall mounted radiator. Access to dressing room with double glazed rear aspect window.



En Suite

Shower unit, low level toilet, wash hand basin.

Bedroom 2

12' 8" max x 10' 7" max (3.86m max x 3.23m max)

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

En Suite

Low level toilet, wash hand basin.

Bedroom 3

9' 6" max x 10' 6" to front of wardrobe (2.90m max x 3.20m to front of wardrobe)

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

Loft Space: Playroom

14' 6" max x 12' 9" max (4.42m max x 3.89m max)

Two double glazed Velux windows.

Loft Room 1

16' 9" x 11' 2" (5.11m x 3.40m)

Double glazed Velux window.

Loft Room 2

16' 9" exc recess x 11' 2" (5.11m exc recess x 3.40m)

Double glazed Velux window.

Store Room

Not inspected.

Front Garden

Large driveway for up to six cars.

Rear Garden

1.2 acres over split levels with stunning

surrounding views. Orchard, decked area, patio, shed, two outside taps.





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

Christow, Exeter

Discover this stunning 6-bedroom modern home in the charming village of Christow, set on 1.2 acres of beautifully landscaped land. Featuring a spacious open-plan living area, a stylish kitchen with state-of-the-art appliances and comfortable bedrooms, this property is perfect for family living.
Council Tax Band: F

Tenure: Freehold

EPC Rating: E

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To view this property please contact us on

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