





## Property Description

*A great sized 3 bedroom semi-detached home located in Wonford with easy access to the City Centre, local hospitals and schools. The property boasts a driveway for multiple cars and benefits from large living spaces, which open out into an enclosed sunny rear garden. The property comprises of a large driveway, entrance hallway, lounge/diner, kitchen, 3 double bedrooms, bathroom and a rear garden with side access.*



## Entrance Hall

Cupboard, wall mounted radiator.

## Living Room

17' 6" max x 11' 9" max ( 5.33m max x 3.58m max )

Double glazed window to front and side, cupboard, wall mounted radiator.

## Kitchen

11' 2" x 8' 2" ( 3.40m x 2.49m )

Double glazed obscured rear aspect window and door, wall and base units, work surfaces, electric oven, gas hob with extractor over, stainless steel sink unit, boiler.

## Shower Room

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

## Landing

Double glazed rear aspect window, access to attic, wall mounted radiator.

## Bedroom 1

10' 3" into recess x 11' 8" ( 3.12m into recess x 3.56m )

Two double glazed front aspect windows, wall mounted radiator.

## Bedroom 2

10' 10" x 8' ( 3.30m x 2.44m )

Double glazed rear aspect window, wall mounted radiator.

## Bedroom 3

11' 7" x 6' 7" ( 3.53m x 2.01m )

Double glazed front aspect window, wall mounted radiator.

## Rear Garden

Patio, lawn, outside cupboard, enclosed by fencing.

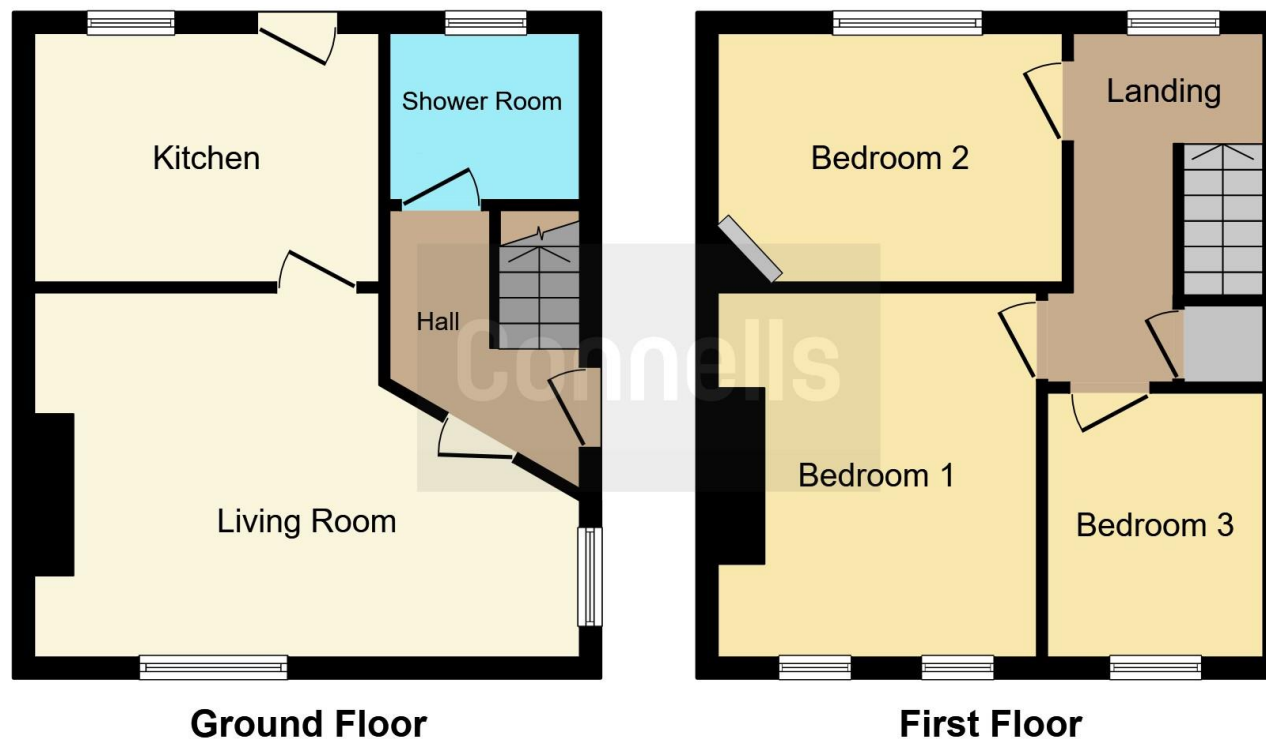
## Parking

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)

To view this property please contact Connells on

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

8-9 South Street  
 EXETER EX1 1DZ

EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/EXR315745](http://connells.co.uk/Property/EXR315745)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: EXR315745 - 0002