



Connells

Kinnerton Way  
Exeter



## Property Description

*This charming 2-bedroom end-terraced house in Exwick, Exeter, offers a perfect blend of modern living and convenient location. Situated close to the picturesque quay and a variety of local amenities, this property is ideal for those seeking both comfort and accessibility. Inside, you'll find a stylish modern interior that maximizes space and light, featuring contemporary finishes throughout. The property also boasts an allocated parking space, making city living hassle-free. Don't miss the opportunity to make this delightful home your own! The property comprises of an entrance porch, lounge, kitchen diner, 2 bedrooms, bathroom, front and rear garden and an allocated parking space.*

## Lounge

11' 7" x 16' 4" exc bay ( 3.53m x 4.98m exc bay )

Double glazed front aspect bay window, electric radiator.

## Kitchen/ Dining Room

10' 8" x 11' 6" ( 3.25m x 3.51m )

Double glazed rear aspect window and door, wall and base units, work surfaces, electric oven, electric hob with extractor over, plumbing for washing machine, stainless steel sink unit.

## Landing

Airing cupboard, access to insulated, boarded attic.

## Bedroom 1

9' 5" max x 9' 4" max ( 2.87m max x 2.84m max )

Double glazed front aspect window, built-in wardrobe.

## Bedroom 2

11' 7" x 7' 9" ( 3.53m x 2.36m )

Double glazed rear aspect window, built-in cupboard.

## Bathroom

Bath, electric shower, low level toilet, wash hand basin, tiled, extractor fan.

## Rear Garden

Side and rear access, tiered garden with patio, outside tap, shed with power.

## Parking

One allocated parking space.









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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8-9 South Street  
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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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