



Connells

Bramley Avenue
EXETER



Property Description

A 3/4 bedroom MID TERRACED HOUSE located in the Hill Barton area, the home is ideal for a family with also having an extra reception room/bedroom 4 with en-suite.

In immaculate condition and ready to move into.

Outside there is a level garden and a covered patio to enjoy in the summer and winter and at the front there is driveway parking. The location is great for families with

easy access to good schools, shops, amenities and

transport links in and out of Exeter. The

accommodation comprises:- Entrance hallway, lounge, reception room/bedroom 4, en-suite, kitchen, first floor landing, 3 further bedrooms and bathroom/WC.

Entrance Hall

Double glazed door to front.

Lounge

15' 6" x 13' 10" into recess (4.72m x 4.22m into recess)

Double glazed front aspect window, fireplace with electric fire, wall mounted radiator.

Reception Room/ Bedroom 4

15' 5" max x 8' 2" (4.70m max x 2.49m)

Double glazed front aspect window, double glazed door to rear, wall mounted radiator.

Downstairs Shower Room

Shower cubicle with mains shower, low level toilet, wash hand basin, tiling, extractor fan.

Kitchen/ Diner

13' 5" x 10' 2" (4.09m x 3.10m)

Double glazed rear aspect window, double glazed patio doors to side, wall and base units, work surfaces, tiling, electric cooker point with extractor over, space for fridge freezer, plumbing for dish washer, plumbing for washing machine, space for tumble dryer, wall mounted radiator.

Landing

Double glazed rear aspect window, loft access, cupboard housing boiler.

Bedroom 1

12' 4" max into recess x 12' 5" (3.76m max into recess x 3.78m)

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

Bedroom 2

10' 2" into recess x 6' 9" exc door recess (3.10m into recess x 2.06m exc door recess)

Double glazed front aspect window, shelves and hanging space, wall mounted radiator.

Bedroom 3

8' 9" x 6' 10" (2.67m x 2.08m)

Double glazed skylight window to rear, storage cupboard with hanging space, wall mounted radiator.

Bathroom

Double glazed obscured rear aspect window, bath with electric shower over, low level toilet, wash hand basin with cupboard below, tiling, heated towel rail.

Front Garden

Driveway parking.

Rear Garden

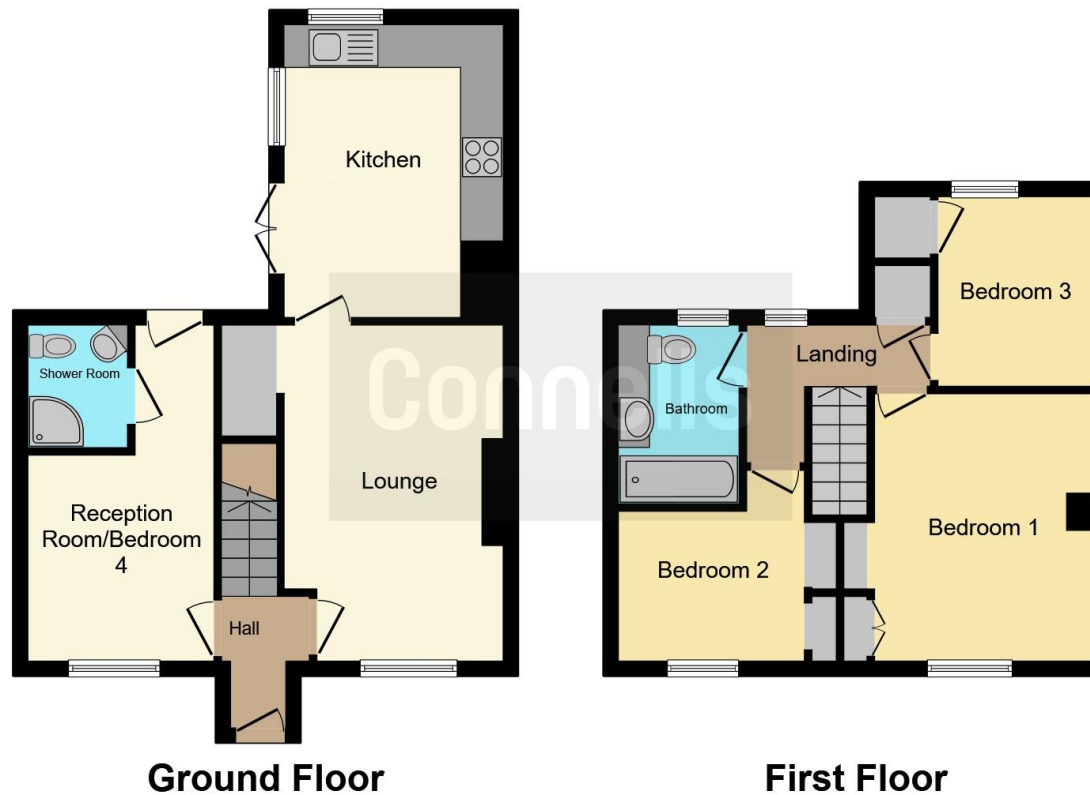
Covered patio, lawned area with plants and shrubs, pond, further patio, gate to rear access.

Council Tax Band: C









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

T 01392 221 331
E exeter@connells.co.uk

8-9 South Street
 EXETER EX1 1DZ

EPC Rating: D

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Tenure: Freehold



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