



Connells

Spinney Close
Exeter

Spinney Close Exeter EX2 5PE



Property Description

A 3 bedroom END TERRACED HOUSE set in a quiet and secluded position with a large plot wrapping around the front, side and rear with a great opportunity to extend subject to usual planning consents or creating play areas for the children, there is also vegetable patches and a variety of fruit trees. The home is also in a great location for St Peters School, transport links including 2 handy bus routes, shops and amenities. Outside there is also driveway parking at the rear.



Entrance Porch

Double glazed obscured door to front, double glazed obscured front aspect window and double glazed sealed unit to side.

Living Room

14' 4" max x 14' 8" into recess (4.37m max x 4.47m into recess)

Double glazed front and side aspect window, fireplace with gas coal effect fire, wall mounted radiator.

Kitchen/ Diner

14' 6" x 9' 7" (4.42m x 2.92m)

Door and windows to rear, wall and base units, work surfaces, wall mounted radiator, tiling, breakfast bar, 1 1/2 bowl stainless steel sink unit, double electric oven, gas hob with extractor over, tiling, space for fridge freezer, plumbing for washing machine, spotlights, under stairs storage.

Conservatory

6' 5" x 12' 3" (1.96m x 3.73m)

Double glazed sliding doors to rear, double glazed windows on either side.

Landing

Double glazed side aspect window, boiler in loft, accessed by pull down ladder.

Bedroom 1

13' 7" to front of wardrobe x 8' 4" (4.14m to front of wardrobe x 2.54m)

Double glazed front aspect window, spotlights, built-in cupboard with shelving, built-in wardrobe, wall mounted radiator.

Bedroom 2

9' 2" x 8' 2" (2.79m x 2.49m)

Double glazed rear aspect window, wall mounted radiator.

Bedroom 3

10' 9" into door recess x 6' (3.28m into door recess x 1.83m)

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

Bathroom

Double glazed obscured rear aspect window, bath with electric shower over, low level toilet, wash hand basin, tiling, wall mounted radiator.

Front Garden

Lawn, vegetable patch, pond, cherry, pear, plum and apple trees.

Side Garden

Patio, lawn, pergola with vine.

Rear Garden

Patio, vegetable patch, shrubs and trees including flowering cherry. Driveway parking.

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

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EPC Rating: D

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Tenure: Freehold



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