



Connells

Woodleigh Close
Exeter

Woodleigh Close Exeter EX4 5AS



Property Description

A 2 bedroom DETACHED BUNGALOW in the Cowley location of Exeter with fantastic countryside views from the front of the property and the gardens. Outside there is also a GARAGE. The property is also being offered with no chain. The accommodation comprises:- Entrance hallway, lounge, kitchen, 2 bedrooms, separate WC and shower room.



Entrance Hall

Double glazed obscured door to front, laminate flooring, wall mounted radiator.

Living Room

11' 4" x 12' 8" (3.45m x 3.86m)

Double glazed front aspect window with open views, fireplace with gas fire, laminate flooring, wall mounted radiator.

Kitchen

10' 6" x 7' 9" (3.20m x 2.36m)

Double glazed window and obscured door to side, double glazed front aspect window with open views, wall and base units, work surfaces, built-in dish washer, plumbing for washing machine, stainless steel 1 1/2 bowl sink unit, space for fridge freezer, electric oven, gas hob with extractor over, tiling.

Separate WC

Double glazed obscured side aspect window, pull down ladder for access to boarded loft, wall mounted radiator, low level toilet, wash hand basin, spotlights, boiler.

Bedroom 1

9' 9" x 11' 4" (2.97m x 3.45m)

Double glazed rear aspect window, wooden floor, wall mounted radiator.

Bedroom 2

11' x 9' 4" (3.35m x 2.84m)

Double glazed rear aspect window, wall mounted radiator.

Shower Room

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

Garage

15' 7" x 8' (4.75m x 2.44m)

Up and over door, power and light.

Front Garden

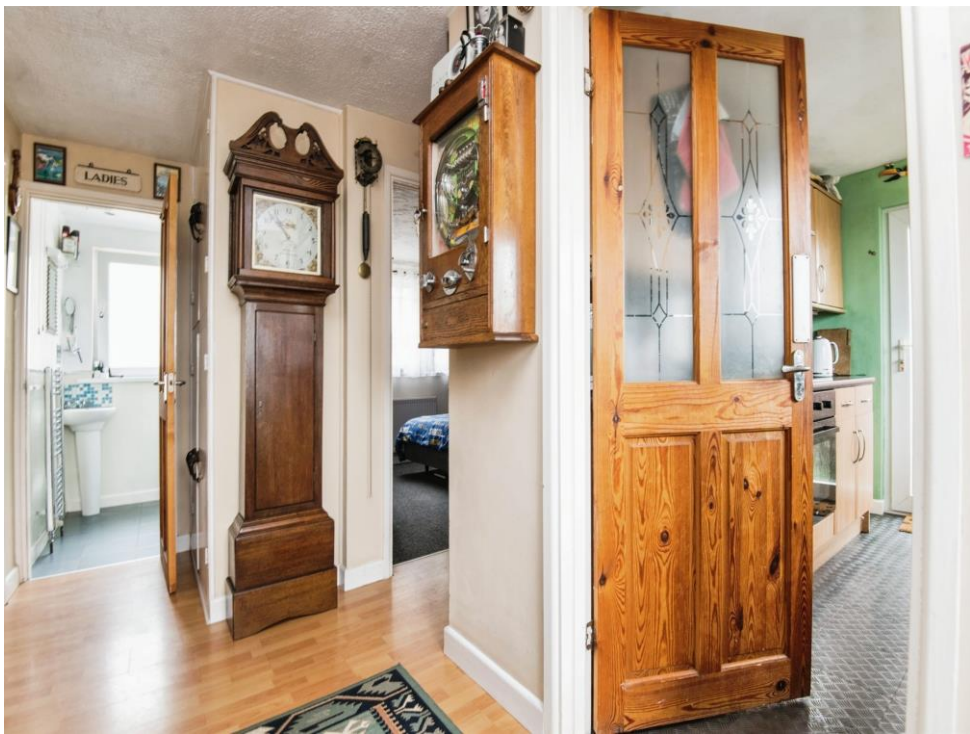
Patio, decked seating area, open views, gravelled areas.

Rear Garden

Two lawned areas, seating area, shed, summer house, open views, tap, all enclosed by fencing.

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

view this property online connells.co.uk/Property/EXR316378

Tenure: Freehold



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EXR316378 - 0002