



Connells

Little Johns Cross Dunsford Road
Exeter

Little Johns Cross Dunsford Road Exeter EX2 9PN



Property Description

A fantastic opportunity to purchase this amazing 4 bedroom character home which the sellers informed me was originally a 1785 farmhouse and in the sought after family area of St Thomas, ideal for local schools, shops, amenities and access to the M5. There is a study, family kitchen/diner and a conservatory. Outside there is a landscaped rear garden ideal for enjoying the summer evenings and parking. The home also gets it's name from the Grade II listed cross at the side of the property, the home has so much character and charm, it really must be seen to be appreciated. The accommodation comprises:- Entrance porch, lounge, inner hallway, study, kitchen/diner, conservatory, utility, separate WC, first floor landing, 4 bedrooms and bathroom/WC.

Council Tax Band: D



Entrance Porch

Door to front. Door to...

Sitting Room

16' 7" x 14' 9" (5.05m x 4.50m)

Double glazed front and side aspect sash window, fireplace with open fire, two wall mounted radiators.

Inner Hallway

With under stairs book cases.

Study/ Office

7' 4" x 9' 8" (2.24m x 2.95m)

Double glazed rear aspect sash window, wall mounted radiator.

Utility Room

6' 5" x 7' 5" max (1.96m x 2.26m max)

Tiled floor, plumbing for washing machine, space for tumble dryer.

Downstairs WC

Double glazed obscured rear aspect window, low level toilet, wash hand basin, boiler, tiled floor.

Kitchen/ Dining Room

18' 1" x 11' 8" (5.51m x 3.56m)

Double glazed front aspect sash window, wall and base units, work surfaces, sink unit, gas cooker point with extractor over, tiling, plumbing for washing machine, space for fridge freezer, utility cupboard. Double glazed door to...

Conservatory

12' 4" x 8' (3.76m x 2.44m)

Double glazed rear and side aspect windows, double glazed door to rear, tiled floor.

First Floor Landing

Double glazed side aspect sash window, loft

access, wall mounted radiator.

Bedroom 1

12' 3" x 11' 3" (3.73m x 3.43m)

Double glazed front and side aspect sash window, wall mounted radiator.

Bedroom 2

12' 3" x 9' 8" (3.73m x 2.95m)

Double glazed front aspect sash window, wall mounted radiator.

Bedroom 3

12' 3" x 5' 3" (3.73m x 1.60m)

Double glazed front aspect sash window, wall mounted radiator.

Bedroom 4

8' x 9' 1" (2.44m x 2.77m)

Double glazed rear aspect sash window, wall mounted radiator.

Bathroom

Double glazed obscured rear aspect window, bath with mains shower over, low level toilet, wash hand basin, part-tiled, tiled floor, extractor fan, wall mounted radiator.

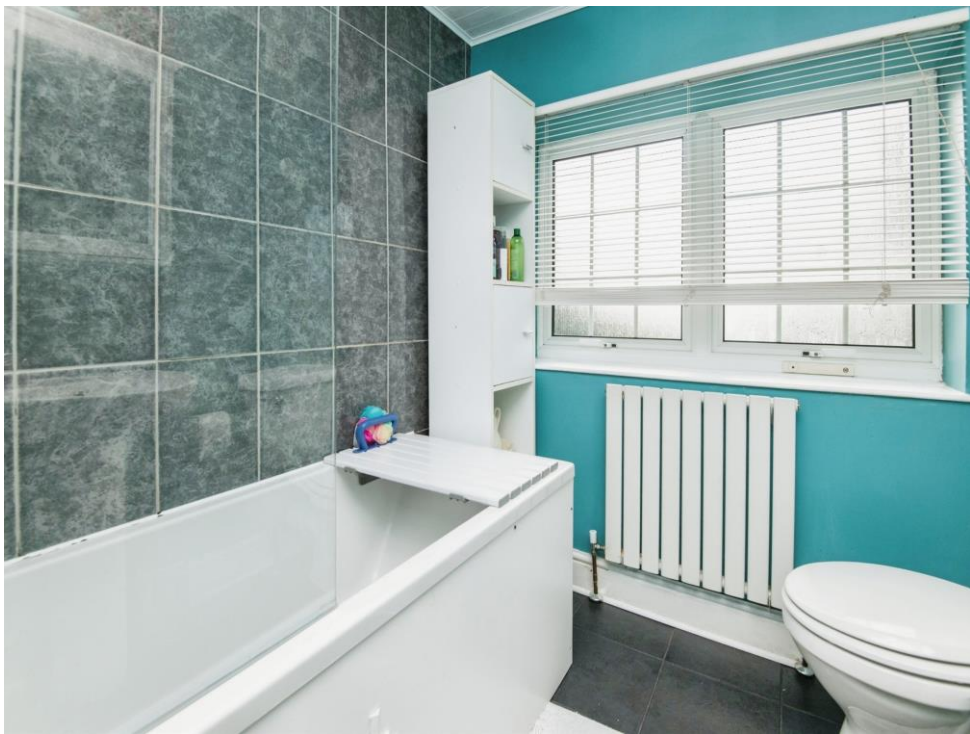
Rear Garden

A south facing garden with patio, lawned area, gated access to rear, herbaceous borders, outside tap and power, side gate to front access, summer house, trees, all enclosed by fencing. Rear parking space.

Agents Notes:

1. There is an easement on the title, please enquire within the branch.
2. The property is rendered granite and cob mortar.
3. The contribution for repairs to the rear car parking area, should this ever be required, is 3%.









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

view this property online connells.co.uk/Property/EXR316323

Tenure: Freehold



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