



St. Pio Lane, Exeter

Connells

SIGNATURE



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Entrance Hall

Double glazed door to the front of the property, wall mounted radiator, carpeted flooring.

Kitchen/Diner

22' 5" max x 13' 5" max (6.83m max x 4.09m max)

Very large and modern fully fitted kitchen with wall and base units, front and side aspect double glazed windows, ceramic sink with drainer, gas range oven, and hob, built-in fridge, wall mounted radiator, lots of work surfaces and a breakfast bar. Large under stairs cupboard.

Lounge

13' 5" x 13' 2" (4.09m x 4.01m)

Sliding doors leading into the lounge, double glazed patio doors, wall lights, TV point and a wall mounted radiator.

Conservatory/ Utility

19' 9" x 7' 1" (6.02m x 2.16m)

Conservatory with double glazed front and side aspect windows and plumbing for a washing machine.

Utility Area

8' 8" x 7' 2" (2.64m x 2.18m)

Central heating boiler, stainless steel sink with drainer, space for under-counter fridge, large utility cupboard and window to the side.

Annex

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

Front aspect, double glazed window, wall mounted radiator and TV point. This room has a boarded up door to the outside which requires minimal work to reinstate and would give separate access if required.

Study

9' x 8' (2.74m x 2.44m)

Two double glazed rear aspect windows, wash hand basin (previously a bathroom).

Bedroom 6

10' x 6' 5" (3.05m x 1.96m)

Rear aspect double glazed window, wall mounted radiator.

Bedroom 2

12' 11" x 11' 9" (3.94m x 3.58m)

Rear aspect double glazed window, wall mounted radiator.

Shower Room

Double glazed side aspect window, full tiling, shower cubicle, low level WC and wash hand basin.

Landing

Office space area and two large storage cupboards.

Bedroom 3

11' 4" x 11' 5" (3.45m x 3.48m)

Rear aspect double glazed window, wall mounted radiator.

Bedroom 5

13' 3" x 11' 4" (4.04m x 3.45m)

Front aspect double glazed window, wall mounted radiator.

Bedroom 4

12' 7" x 10' 9" (3.84m x 3.28m)

Front aspect double glazed window, wall mounted radiator and large walk in cupboard.



Bedroom 1

18' 2" max x 11' 6" max into door recess (5.54m max x 3.51m max into door recess)

Rear and side aspect double glazed window, wall mounted radiator, built in wardrobes, over head cupboards and chest of drawers

Bathroom 2

A light, bright and modern bathroom with a rear aspect double glazed window, wall mounted radiator, bath with mixer taps and shower, wash hand basin, low level WC and partial tiling.

Outside

Landscaped front garden with lawned areas, stone chipping path, mature shrubs and beds, magnolia tree and beautiful wisteria. Large patio path with areas for

seating and for table and chairs. Outside tap. The house is perfectly positioned, receiving sunlight all day in both the front and back gardens. Paths go either side of the property leading to a rear court yard with more flower beds and two sheds, water butts and plenty of space for seating and barbeques. The house and gardens are enclosed by a high wall and fencing providing a lovely, private space. Outside the garden is parking for four vehicles along with an outbuilding, ideal for a home office (electric connected.)

Garage 1

10' 1" x 18' 1" (3.07m x 5.51m)

Garage with light and power, Up and over garage door.

Garage 2

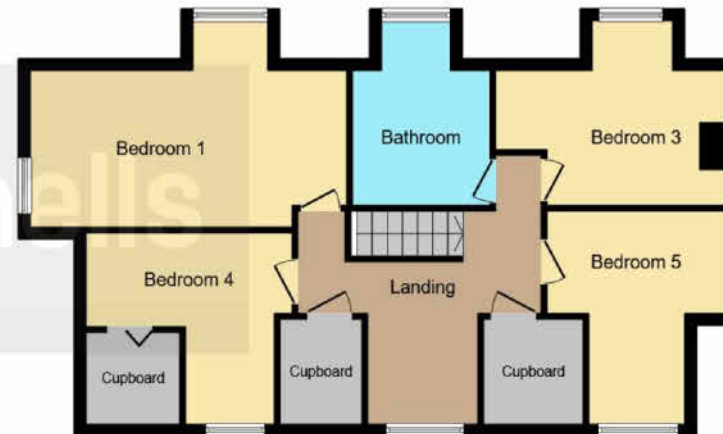
10' 2" x 16' 3" (3.10m x 4.95m)

Up and over garage door.





Ground Floor



First Floor

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

St. Pio Lane, Exeter

A WONDERFUL 6 bedroom detached property close to the RD&E with plenty of off road parking, two garages, useful outbuilding and wrap around private garden outside. Inside, you have a kitchen/diner, separate lounge, study, annex, conservatory and two bathrooms.

EPC Rating: D
Council Tax Band: D
Tenure: Freehold



To view this property please contact us on

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