



Brimlicombe Meadow, Exeter

**Connells**

SIGNATURE



## Brimlicombe Meadow, Exeter

### Entrance Hall

Double glazed door to front, wall mounted radiator.

### Cloakroom

Double glazed front aspect window, low level toilet, wash hand basin, tiling.

### Study

12' 1" x 6' 4" ( 3.68m x 1.93m )

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

### Living Room

16' 2" x 12' 7" ( 4.93m x 3.84m )

Double glazed patio doors to rear, double glazed rear aspect windows, double glazed side aspect window, wood burner, wall mounted radiator.

### Kitchen/Diner

17' 3" x 12' 1" ( 5.26m x 3.68m )

Double glazed rear aspect windows, double glazed patio doors to rear, wall and base units, work surfaces, double electric oven, electric hob with extractor over, 1 1/2 bowl sink unit, tiling, wall mounted radiator, spotlights, built-in dish washer and built-in fridge freezer.

### Utility Room

6' 2" x 5' 1" ( 1.88m x 1.55m )

Wall and base units, work surfaces, plumbing for washing machine, space for tumble dryer.

### Landing

Double glazed front aspect window, wall mounted radiator.

### Bedroom 1

12' 5" x 12' 3" ( 3.78m x 3.73m )

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

### En-Suite

Double glazed side aspect window, double shower cubicle with mains shower, low level toilet, wash hand basin, tiling.

### Bedroom 2

12' 2" x 9' 8" ( 3.71m x 2.95m )

Double glazed rear aspect window, wall mounted radiator.

### Bedroom 3

12' 3" x 8' ( 3.73m x 2.44m )

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

### Bedroom 4

10' 2" x 9' 8" ( 3.10m x 2.95m )

Double glazed front and side aspect window, built-in cupboard.

### Bathroom

Double glazed obscured rear aspect window, shower cubicle with two head mains shower, bath with shower attachment, low level toilet, wash hand basin, tiling, extractor fan, spotlights.

### Front Garden

Lawn, gravelled areas and shrubs.

### Rear Garden

Lawned area, patio, tap, all enclosed by walls. Gate for side access.

### Parking





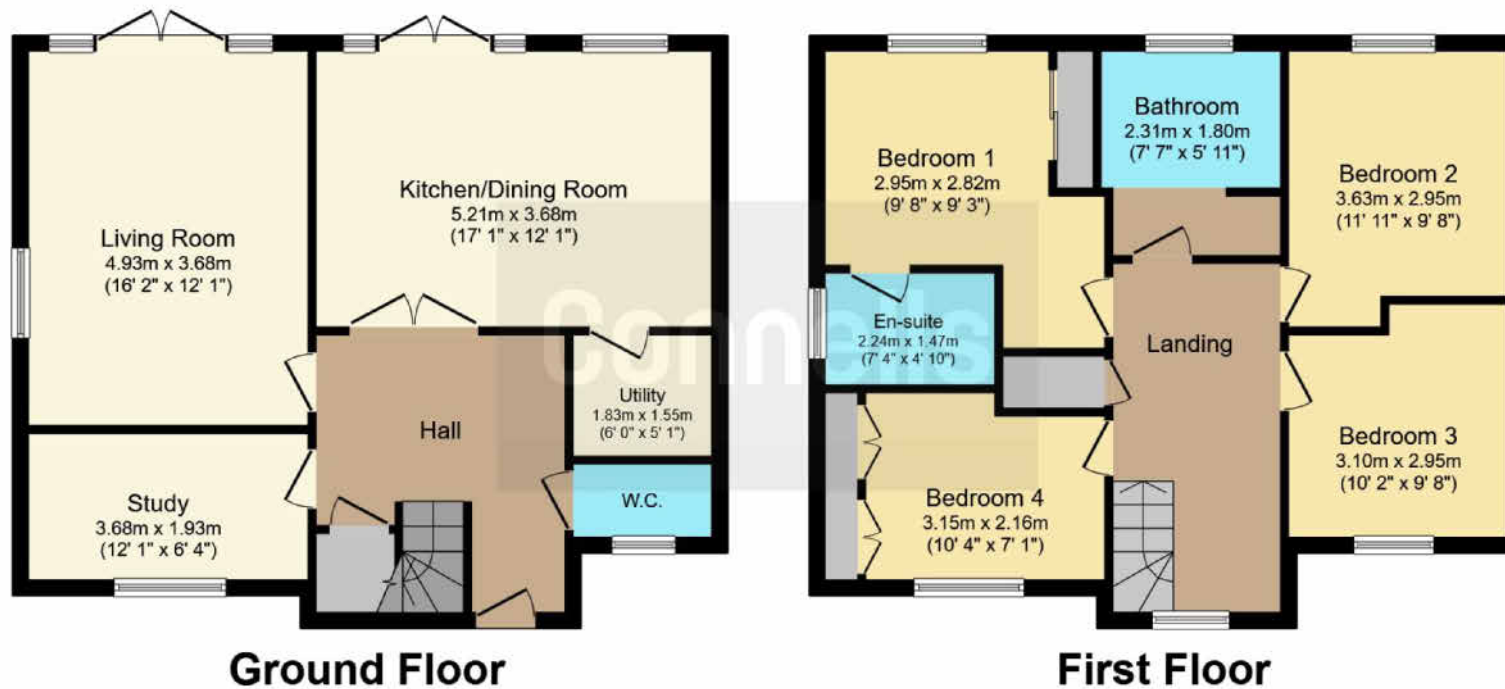
Driveway parking for two vehicles.

**Double Garage**

26' 5" x 10' 2" ( 8.05m x 3.10m )

Up and over door, power and light.





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](http://www.focalagent.com)



# Brimlicombe Meadow, Exeter

A large 4/5 bedroom (1 EN-SUITE) DETACHED HOME in a cul-de-sac overlooking open green space, located in the popular area of PINHOE, ideal for schools, shops, amenities and transport links in and out of Exeter. There is also driveway parking with a DOUBLE GARAGE

EPC Rating: B  
Council Tax Band: E  
Tenure: Freehold

**Connells** SIGNATURE

To view this property please contact us on

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