







## Property Description

*Located in the desirable Whipton area, this well-proportioned three-bedroom home offers an excellent blend of space, comfort, and convenience. With a generous driveway providing off-road parking, this property is ideal for a first-time buyer or those looking for a home in a well-connected location. As you enter, you are welcomed into a bright and spacious home with a modern open-plan kitchen/diner, creating a sociable space perfect for family meals and entertaining. The kitchen is well-equipped with ample storage and worktop space, making it both practical and stylish.*

*Upstairs, the property boasts three double bedrooms, offering plenty of space for a growing family or guests. The family bathroom is well-sized featuring a bath with a shower over, heated towel rails and room for extra storage and there is a separate WC. One of the standout features of this home is the large garden, providing an excellent outdoor space for relaxation, entertaining, or play. Whether you're looking to host summer barbecues, enjoy alfresco dining, or create a landscaped haven, this garden offers endless possibilities.*

*Situated in Whipton, the property benefits from excellent local amenities, including shops, schools, and transport links, making daily life convenient and stress-free. Outside on the front driveway is plenty of room for parking, as well as ample on-street parking for guests and visitors.*

## Entrance Porch

Double glazed door and windows to front.

## Living Room

17' 4" x 12' 8" ( 5.28m x 3.86m )

Double glazed rear and front aspect windows, fireplace with electric fire, wall mounted radiator.

## Kitchen

17' 7" x 11' 5" ( 5.36m x 3.48m )

Double glazed patio door and window, wall and base units, work surfaces, half tiled, gas cooker with extractor over, space for fridge freezer.

## Bedroom 1

11' 2" x 12' 5" ( 3.40m x 3.78m )

Double glazed front aspect window, storage cupboard, TV point, wall mounted radiator.

## Bedroom 2

8' 2" x 11' 8" ( 2.49m x 3.56m )

Double glazed front aspect window, storage cupboard, wall mounted radiator.

## Bedroom 3

10' 8" x 6' 2" ( 3.25m x 1.88m )

Double glazed rear aspect window, wall mounted radiator.

## Family Bathroom

Obscured rear aspect window, bath with electric shower over, wash hand basin. fully tiled, ceiling spotlights, heated towel rail.

## Separate WC

Low level toilet.

## Outside

Paved driveway parking to front. Rear enclosed garden with lawned area, small patio.

## Agents Note

As part of our commitment to transparency, we would like to provide prospective buyers with relevant information about the surrounding area.

The neighbouring property is a supervised residential home designed to support individuals who are reintegrating into the community under carefully managed and legally compliant conditions. The home operates under strict regulations and oversight, ensuring the safety and well-being of both its residents and the wider neighbourhood.

If you have any questions or would like further clarification, please feel free to discuss this with our team. We are happy to provide any information to assist with your decision-making.

**Council Tax Band: B**



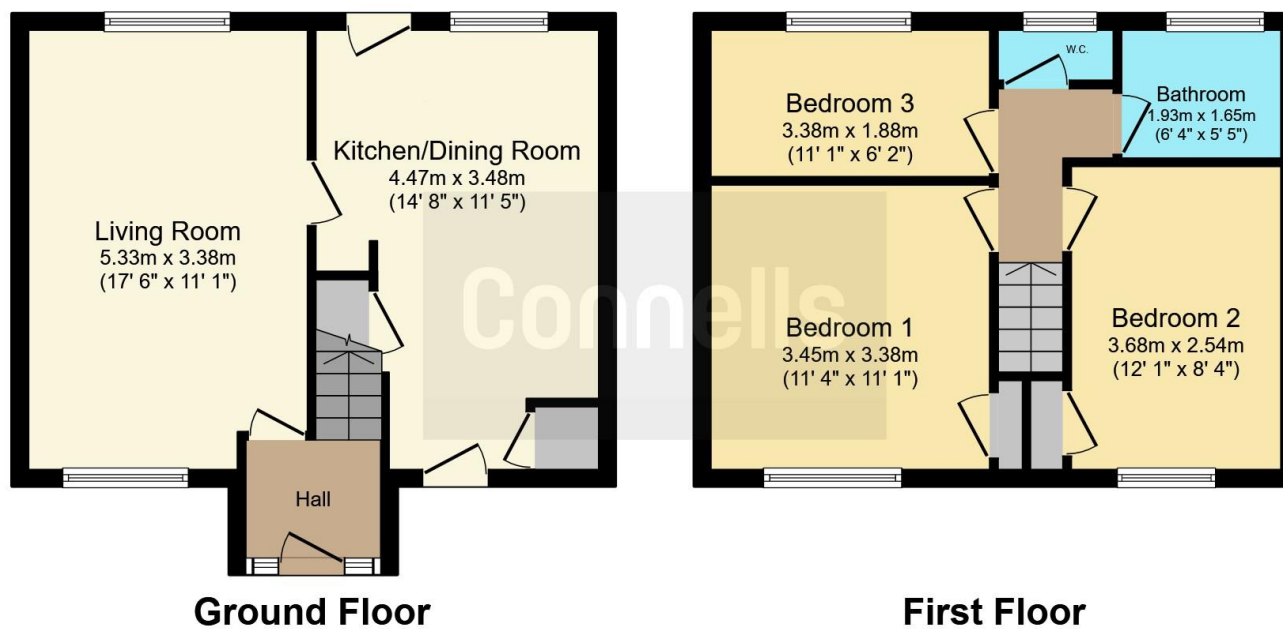












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

To view this property please contact Connells on

**T 01392 221 331**  
**E [exeter@connells.co.uk](mailto:exeter@connells.co.uk)**

8-9 South Street  
 EXETER EX1 1DZ

**EPC Rating: D**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/EXR316480](http://connells.co.uk/Property/EXR316480)



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: EXR316480 - 0003