



Connells

Old Quarry Drive
Exminster Exeter

Old Quarry Drive Exminster Exeter EX6 8FJ



Property Description

A 3 double bedroom TOWN HOUSE located in the popular village of EXMINSTER close to local amenities, schools, shops and transport links. The home is ready to move into and offered with NO CHAIN. Outside there is a rear low maintenance garden, 2 ALLOCATED PARKING SPACES plus visitors parking areas. The accommodation comprises:- Entrance hallway, lounge, kitchen/diner with utility area, separate WC, first floor landing, 2 bedrooms, bathroom/WC, second floor, further bedroom and en-suite.



Agents Note

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

Entrance Hall

Double glazed obscured door to front.

Living Room

13' 6" x 10' 1" (4.11m x 3.07m)

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

Kitchen/ Diner/ Utility

13' 5" max inc. Utility x 9' 8" (4.09m max inc. Utility x 2.95m)

Double glazed patio doors to rear, wall and base units, work surfaces, tiling, 1 1/2 bowl stainless steel sink unit, plumbing for dish washer, electric oven and hob with extractor over, space for fridge freezer, plumbing for washing machine, cupboard housing boiler, extractor fan, wall mounted radiator.

Downstairs WC

Low level toilet, wash hand basin, wall mounted radiator.

First Floor Landing

Double glazed obscured sealed unit to front, storage cupboard.

Bedroom 2

13' 6" max x 7' 8" (4.11m max x 2.34m)

Double glazed rear aspect window, wall mounted radiator.

Bedroom 3

8' 9" x 6' 9" (2.67m x 2.06m)

Double glazed front aspect window, wall mounted radiator.

Bathroom

Bath with shower attachment, low level toilet, wash hand basin, spotlights, extractor fan, heated towel rail.

Second Floor

Bedroom 1

11' 5" to front of wardrobe x 10' 1" (3.48m to front of wardrobe x 3.07m)

Double glazed front aspect window, eaves storage, loft access, built-in mirrored wardrobes, wall mounted radiator.

En-Suite

Double glazed rear aspect skylight window, double shower cubicle with electric shower, low level toilet, wash hand basin, tiling, spotlights, heated towel rail.

Rear Garden

Patio, artificial grass, shed, tap, gate to rear access with visitor parking.

Parking

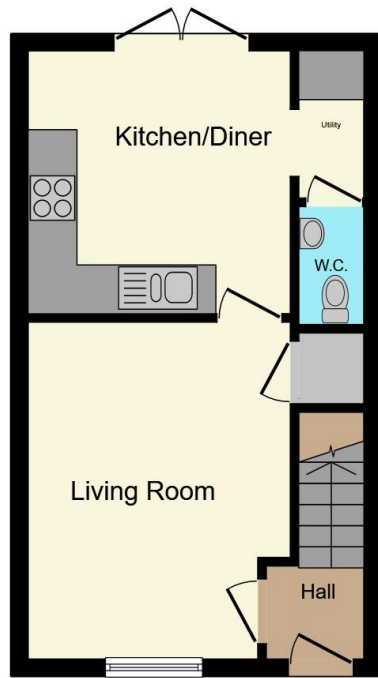
Two allocated parking spaces.

Council Tax Band: C

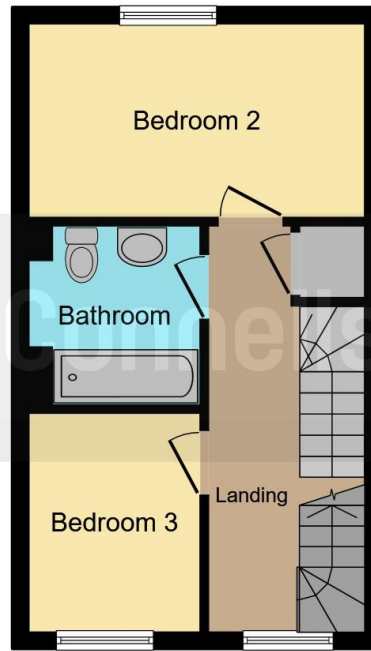








Ground Floor



First Floor



Second 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

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/EXR316646

Tenure: Freehold



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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.

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