



Connells

Vaughan Road
Exeter



Property Description

A 3 bedroom TERRACED HOUSE located in the family area of Whipton, ideal for schools, shops, amenities, transport links and easy access out of Exeter onto the M5 for commuters. There is a large kitchen/diner across the rear of the house perfect for enjoying family meals together. Outside there are front and rear gardens that are easy maintenance with gravelled areas, artificial grass and some lawn and parking for 1 vehicle. The accommodation comprises:- Entrance hallway, lounge, kitchen/diner, first floor landing, 3 bedrooms, shower room & separate WC.



Entrance Hall

Double glazed door to front, under stairs storage.

Living Roo

11' 4" into recess x 13' 6" max (3.45m into recess x 4.11m max)

Double glazed front aspect window, wall mounted radiator.

Kitchen/ Dine

19' 8" max x 8' 4" max (5.99m max x 2.54m max)

Double glazed rear aspect window and door, wall and base units, work surfaces, electric oven, electric hob with extractor over, space for fridge freezer, plumbing for washing machine, tiling, boiler.

Landing

Loft access.

Bedroom 1

17' 4" into door recess x 8' 5" max (5.28m into door recess x 2.57m max)

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

Bedroom 2

13' 6" into door recess x 11' 1" max (4.11m into door recess x 3.38m max)

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

Bedroom 3

7' 9" max x 8' 8" max (2.36m max x 2.64m max)

Double glazed front aspect window, wall mounted radiator.

Shower Room

Double glazed obscured rear aspect window, double shower cubicle with mains shower, wash hand basin with cupboards below, tiling.

Separate WC

Double glazed obscured rear aspect window, low level toilet, heated towel rail.

Rear Garden

Astro turf, lawn, gravelled area for parking, Enclosed by fencing.

Store Room

11' 2" max x 6' 2" max (3.40m max x 1.88m max)

Side aspect window, door to front, power and light, low level toilet, wash hand basin.

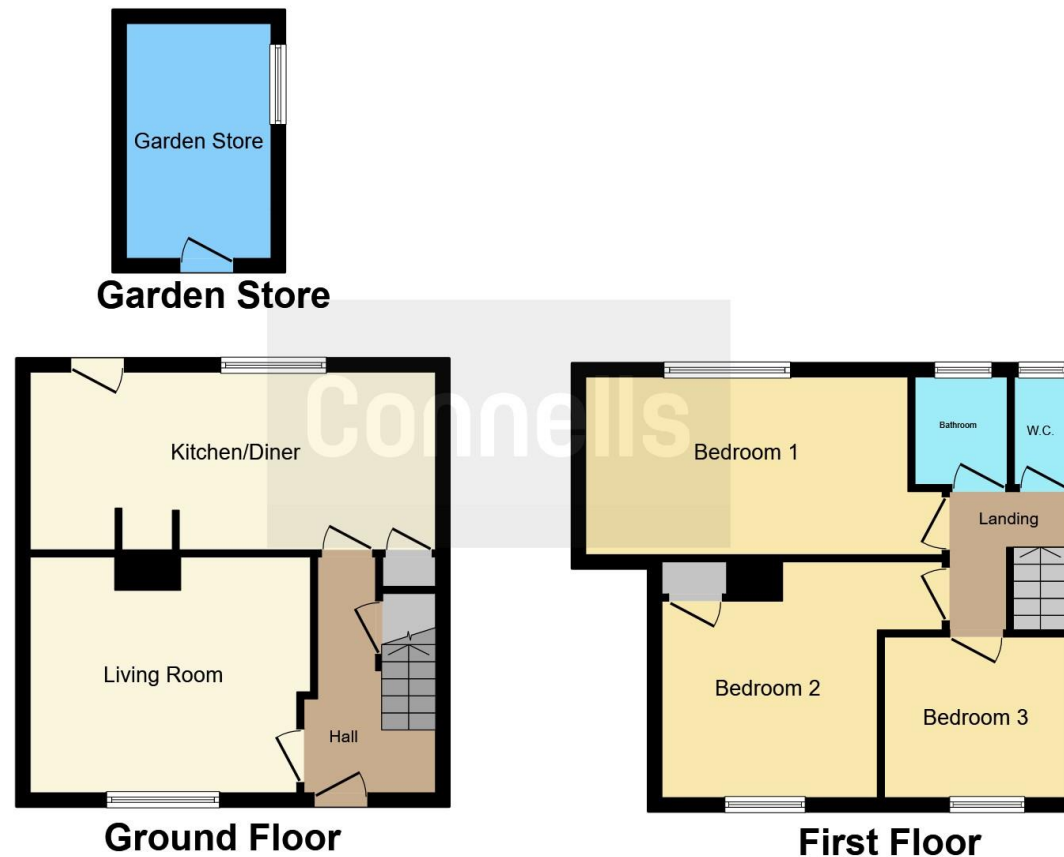
Agents Note

There is an existing right of way at the property. Please enquire with the branch for further details.









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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8-9 South Street
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EPC Rating: B Council Tax
 Band: B

Tenure: Freehold

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