



Connells

West Clyst
Exeter



Property Description

A beautifully presented 4 bedroom (1 en-suite) SEMI DETACHED HOUSE with spacious living and stylish garden. The kitchen/diner is the heart of the home it blends comfort and functionality effortlessly. The kitchen features contemporary fittings and with bi-folding doors onto the rear garden, creating a seamless indoor-outdoor flow ideal for entertaining. Outside the property offers convenient driveway parking. To the rear, the garden is a true highlight featuring a decked seating area and a large, enclosed lawn, perfect for relaxation or play. A stylish and spacious home in a sought after location. The accommodation comprises:- Entrance hallway, lounge, dining room/reception 2, kitchen/diner, utility/cloakroom/WC, first floor landing, 4 bedrooms, en-suite and bathroom/WC. NO CHAIN.

Entrance Hall

Double glazed obscured door to front, laminate floor, wall mounted radiator.

Living Room

11' 6" max x 10' 10" max (3.51m max x 3.30m max)

Double glazed front aspect bay window, laminate floor, wall mounted radiator.

Kitchen/Diner

14' max x 11' 7" max (4.27m max x 3.53m max)

Double glazed aluminium side aspect window, double glazed aluminium bi-fold doors to rear, wall and base units, Dekton work surfaces, island unit with breakfast bar, double electric oven, warming drawer, induction hob, built-in dish washer, built-in fridge freezer, 1 1/2 bowl sink unit, cupboard housing boiler, laminate floor.

WC/Utility

Low level toilet, stainless steel sink unit, plumbing for washing machine, base units, work surfaces.

Reception Room 2

11' 7" x 14' 5" (3.53m x 4.39m)

Double glazed rear aspect aluminium window, laminate floor, wall mounted heater.

First Floor Landing

Bedroom 1

12' 3" max x 9' 8" exc door recess (3.73m max x 2.95m exc door recess)

Double glazed rear aspect aluminium window, wall mounted radiator.

En-Suite

Double glazed obscured side aspect aluminium window, shower cubicle with electric shower, low level toilet, wash hand basin, tiling, heated towel rail.

Bedroom 2

11' 8" x 11' 2" into recess (3.56m x 3.40m into recess)

Double glazed front aspect window, wall mounted radiator.

Bedroom 3

11' 8" x 8' 9" (3.56m x 2.67m)

Double glazed rear aspect aluminium window, wall mounted radiator.

Bedroom 4

6' 7" x 6' 10" (2.01m x 2.08m)

Double glazed front aspect aluminium window, wall mounted radiator.

Bathroom

Double glazed side aspect aluminium window, bath with mains shower, low level toilet, wash hand basin, laminate floor, tiling, spotlights, heated towel rail.

Outside

Driveway parking, power, garden with decked area, lawn, trees, all enclosed by fencing.









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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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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