



**Connells**

Dryden Road  
Exeter

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Exeter EX2 5BS



## Property Description

*A 2 bedroom TERRACED HOUSE located close to the R, D & E, supermarkets, schools, local shops and amenities. The home is perfect for a first time buyer or an investor. Outside there is a low maintenance rear garden perfect for al-fresco dining. The property is also in a residents parking zone and is offered with NO CHAIN. The accommodation comprises:- Entrance hallway, lounge, kitchen, utility, first floor landing, 2 bedrooms and shower room/WC.*



## Living Room

14' x 11' 3" into recess ( 4.27m x 3.43m into recess )

Double glazed door to front, double glazed front aspect window, laminate floor, log burner and wall mounted radiator.

## Kitchen

10' 9" x 6' 6" ( 3.28m x 1.98m )

Double glazed rear aspect window and door, wall and base units with work surfaces over, gas cooker point, extractor fan, space for fridge freezer, 1 1/2 bowl sink unit, tiling and radiator.

## Utility Room

Plumbing for washing machine, space for tumble dryer, door to rear.

## First Floor Landing

Loft Access

## Bedroom 1

11' 2" x 6' 8" ( 3.40m x 2.03m )

Double glazed front aspect window.

## Bedroom 2

10' 9" x 6' 7" ( 3.28m x 2.01m )

Double glazed rear aspect window.

## Shower Room

Shower cubicle with mains shower, low level toilet, wash hand basin and extractor fan.

## Outside

Shed, gravelled areas, tap.





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

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

**view this property online [connells.co.uk/Property/EXR316716](http://connells.co.uk/Property/EXR316716)**



Tenure: Freehold



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.

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