



Connells

Lichfield Road
Exeter



Property Description

A 3 bedroom 2 reception room TERRACED HOUSE located in the Redhills area of Exeter ideal for schools, shops, amenities and good access out of Exeter onto the M5. The home is ideal for a first time buyer or family as has everything you could want with rear gated access ideal for bikes. Outside there are front & rear gardens, driveway parking and a GARAGE. The accommodation comprises:- Entrance porch, entrance hallway, cloakroom/WC, lounge/diner, conservatory/reception 2, kitchen, first floor landing, 3 bedrooms and bathroom/WC. NO CHAIN.

Entrance Porch

Double glazed obscured door to side, cupboard with shelving and plumbing for washing machine.

Entrance Hall

Storage cupboard.

Cloakroom

Obscured side aspect window, low level toilet, wash hand basin.

Living/ Dining Room

24' 1" x 11' 9" max into recess (7.34m x 3.58m max into recess)

Two double glazed front aspect windows, fireplace with electric fire, hot air heating vents, double glazed rear and side aspect windows, double glazed sliding patio doors to rear.

Kitchen

11' 6" x 7' 3" (3.51m x 2.21m)

Double glazed rear aspect window and door, wall and base units, work surfaces, space for fridge freezer, double gas oven, gas hob, 1 1/2 bowl stainless steel sink unit, tiling.

Landing

Loft access.

Bedroom 1

12' 9" x 9' 4" max (3.89m x 2.84m max)

Double glazed front aspect window with open countryside and city views, heating vent.

Bedroom 2

9' 4" x 10' 9" (2.84m x 3.28m)

Double glazed rear aspect window, heating vent.

Bedroom 3

8' 8" x 8' 10" (2.64m x 2.69m)

Double glazed front aspect window.

Bathroom

Two double glazed obscured rear aspect windows, bath, double shower cubicle with electric shower, low level toilet, wash hand basin, tiling.

Front Garden

Lawned areas, shrubs and flowers. Parking for numerous cars.

Rear Garden

Outside tap, gravel, raised patio, gated access to rear, all enclosed by fencing.

Garage

15' 3" x 8' 5" (4.65m x 2.57m)

Up and over door, power and light.









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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8-9 South Street
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EPC Rating: Awaited
 Council Tax Band: C

Tenure: Freehold

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