



Honeylands Drive Exeter EX4 8QP



Property Description

A 2 bedroom END TERRACED HOUSE in the sought after PINHOE location in a lovely development for the over 55's. The home has a downstairs shower room and an upstairs bathroom, the owner has improved the property to make it a lovely home ready to move into also including modern fitted kitchen. Outside there is a patio for enjoying the summer sun with an electronic awning, communal lawns and residents parking. The building also is managed by the management company to include emergency pull cords, window & gutter cleaning, any works needed on the outside and the communal areas taken care of. The accommodation comprises:- Entrance hallway, lounge/diner, kitchen, shower room/WC, first floor landing, 2 bedrooms and bathroom/WC.

Entrance Hall

Double glazed door to front, double glazed sealed unit to side, electric radiator, emergency pull cord

Living/ Dining Room

21' 3" x 9' 7" max (6.48m x 2.92m max)

Double glazed front aspect window, double glazed sliding doors to rear, electric radiator.

Kitchen

9' 7" x 8' (2.92m x 2.44m)

Double glazed rear aspect window, wall and base units, work surfaces, built-in dish washer, plumbing for washing machine, electric oven, electric hob with extractor over, tiling, space for fridge freezer, electric radiator.

Shower Room

Shower cubicle with electric shower, low level toilet, wash hand basin with cupboard below, tiling, electric radiator, extractor fan.

Landing

Airing cupboard with shelving, loft access with pull down ladder. Loft has light and is partly boarded.

Bedroom 1

11' 4" to front of wardrobe x 9' 5" (3.45m to front of wardrobe x 2.87m)

Double glazed rear aspect window with shutters, built-in wardrobes, electric radiator.

Bedroom 2

12' 10" x 8' 6" (3.91m x 2.59m)

Double glazed front aspect window, sealed unit to front, built-in wardrobe/cupboard over stairs, electric heater

Bathroom

Double glazed obscured rear aspect window, bath, low level toilet, wash hand basin with cupboard below, electric radiator.

Rear Garden

Patio with electric awning, enclosed by fencing. Bike storage. Gate to rear access. Communal lawned area.

Parking

Residents parking.

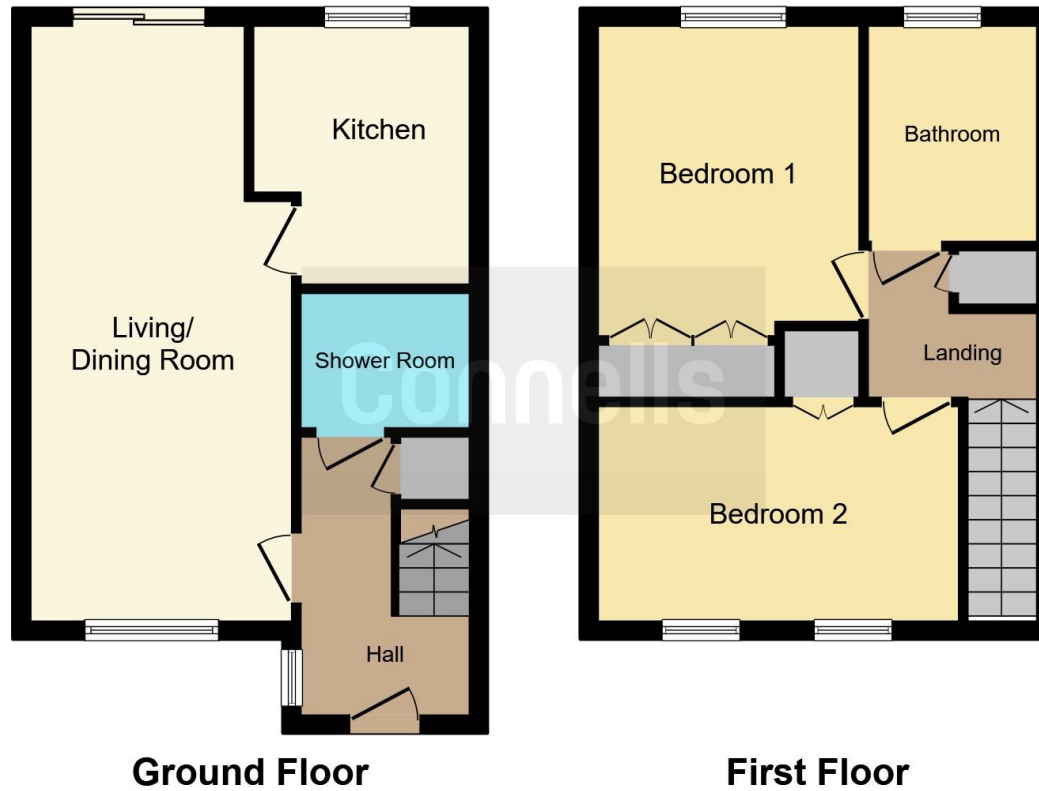
Agents Note

There is a management fee of £284.16 per month.









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

T 01392 221 331
E exeter@connells.co.uk

8-9 South Street
 EXETER EX1 1DZ

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

check out more properties at connells.co.uk



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.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EXR316758 - 0003