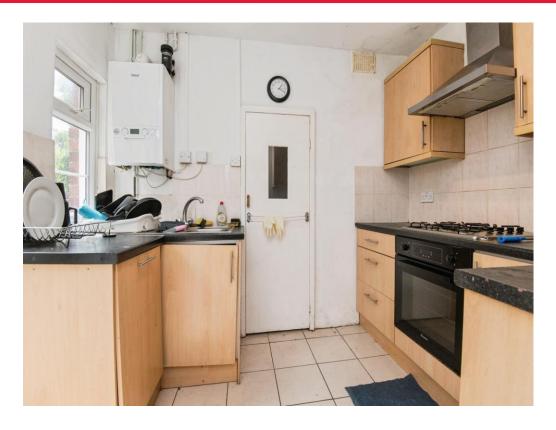
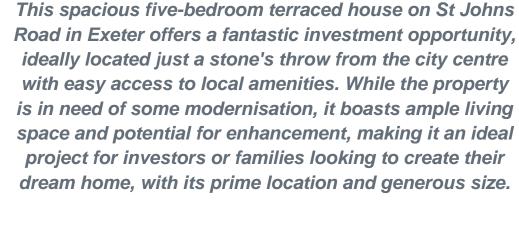


Connells

St. Johns Road Exeter



**Property Description** 







### **Agents Note:**

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

### **Entrance Hall**

Wall mounted radiator.

#### **Downstairs WC**

Low level toilet, wash hand basin, extractor fan.

# **Living Room**

12' 9" x 10' 4" ( 3.89m x 3.15m )

Feature fireplace, built-in cupboards, wall mounted radiator.

## **Dining Room**

12' 9" x 7' 8" ( 3.89m x 2.34m )

Side aspect sash window, feature fireplace, spotlights, built-in storage, hardwood floor, wall mounted radiator.

#### Kitchen

9' 2" x 7' 5" ( 2.79m x 2.26m )

Double glazed side aspect window, electric oven, gas hob, stainless steel sink unit, boiler, wall and base units, work surfaces, wall mounted radiator.

# Landing

Wall mounted radiator.

### **Bedroom 1**

12' 7 " exc bay x 12' 3 " into recess ( 3.84 m exc bay x 3.73 m into recess )

Front aspect sash bay window, feature fireplace, wall mounted radiator.

### Bedroom 2

16' 2" x 12' 7" exc bay (  $4.93 \text{m} \times 3.84 \text{m}$  exc bay )

Single glazed front aspect bay window,

feature fireplace, wall mounted radiator.

### **Bedroom 3**

12' 8" x 10' 4" ( 3.86m x 3.15m )

Rear aspect sash window, built-in wardrobe, wall mounted radiator.

#### **Bedroom 4**

15' 1" x 16' 3" ( 4.60m x 4.95m )

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

#### **Bathroom**

Obscured side aspect window, bath with electric shower over, low level toilet, wash hand basin, extractor fan, wall mounted radiator.

#### **Bedroom 5**

Not inspected.

#### Rear Garden

Flower beds, rear access.







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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Tenure: Freehold





<sup>1.</sup> 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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