



Connells

Sandford Walk
Exeter



Property Description

A 4 bedroom, 2 reception room TERRACED HOME located in Exeter City Centre where you can enjoy all the shops, leisure centre, restaurants, cinema, amenities and transport links including bus and train stations. An ideal property for a large family or as a buy to let, there is also a kitchen/diner. Outside there is a courtyard garden area and it is in a residents parking zone. Call today to book your viewing! The accommodation comprises:- Entrance hallway, lounge, dining room, kitchen/diner, shower room/WC, first floor landing, 3 bedrooms, bathroom/WC, second floor with further bedroom.

Entrance Hall

Door to front, storage cupboard, wall mounted radiator.

Living Room

12' 2" x 12' 4" (3.71m x 3.76m)

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

Dining Room

15' 8" x 9' 6" (4.78m x 2.90m)

Double glazed sliding doors to rear, laminate floor, three wall mounted radiators. spotlights.

Kitchen

12' x 14' 1" (3.66m x 4.29m)

Double glazed rear aspect window, wall and base units, work surfaces, gas cooker point, plumbing for washing machine, stainless steel sink unit, breakfast bar, space for fridge freezer, spotlights.

Downstairs Shower Room

Double glazed side aspect window, shower cubicle with electric shower, low level toilet, wash hand basin, boiler, extractor fan, tiling, wall mounted radiator.

Landing

Built-in cupboards, under stairs storage, wall mounted radiator.

Bedroom 2

10' 1" x 6' 7" (3.07m x 2.01m)

Double glazed rear aspect window, built-in

storage, wall mounted radiator.

Bedroom 3

8' 7" x 8' 9" (2.62m x 2.67m)

Double glazed front aspect window, wall mounted radiator.

Bedroom 4

8' x 8' 8" (2.44m x 2.64m)

Double glazed front aspect window, loft access, wall mounted radiator.

Bathroom

Double glazed obscured window to rear and side, spa bath, shower cubicle with electric shower, low level toilet, wash hand basin with cupboards below, tiling, wall mounted radiator.

Second Floor Bedroom 1

14' 6" x 15' 8" (4.42m x 4.78m)

Double glazed front aspect skylight window, double glazed rear aspect window, storage cupboards, laminate floor, further storage cupboards, wall mounted radiator.

Outside

Paved courtyard.









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: B

Tenure: Freehold

view this property online connells.co.uk/Property/EXR316836



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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.

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