



Connells

Fords Road  
Exeter



Fords Road  
Exeter EX2 8ER

for sale guide price  
**£230,000**



### Property Description

***GUIDE PRICE £230,000 - £240,000 Step inside to discover a welcoming lounge and dining room with a warm and inviting atmosphere. The well proportioned kitchen is perfect for home cooking. To the rear a separate lean to provides a useful utility area, ideal for laundry, bikes and additional storage, helping keep the main living space clutter free. Upstairs you will find 2 light filled bedrooms and a family bathroom. Outside boasts a charming rear garden a peaceful space to relax, entertain or enjoy a morning coffee. This home is ready to enjoy with access to riverside walks, local shops and Exeter City Centre just a short distance away.***



## Entrance Hall

Obscured door to front, wall mounted radiator.

## Living/ Dining Room

19' 1" exc bay x 10' 4" into recess ( 5.82m exc bay x 3.15m into recess )

Double glazed front aspect window, internal window to rear, fireplace, two wall mounted radiators.

## Kitchen

10' 1" x 8' 2" ( 3.07m x 2.49m )

Double glazed rear aspect window, internal side aspect window, door to side. Wall and base units, work surfaces, space for fridge freezer, gas cooker point, tiling, stainless steel sink unit, boiler, plumbing for washing machine, wall mounted radiator.

## Lean To

4' 3" x 9' 9" ( 1.30m x 2.97m )

Double glazed rear aspect door, plumbing for washing machine.

## Landing

Loft access.

## Bedroom 1

13' 1" into recess x 9' 1" ( 3.99m into recess x 2.77m )

Double glazed front aspect window, wall mounted radiator.

## Bedroom 2

9' 5" x 7' 6" into recess ( 2.87m x 2.29m into recess )

Double glazed rear aspect window, wall mounted radiator.

## Bathroom

Double glazed obscured rear aspect window, bath with electric shower over, low level toilet, wash hand basin, storage cupboard, tiling, wall mounted radiator.

## Rear Garden

Raised garden area, gate to rear access, all enclosed by walls.







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)

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

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Tenure: Freehold



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