



Connells

Vernon Crescent
Exeter



Property Description

GUIDE PRICE £250,000 - £260,000 A 2 bedroom **COACH HOUSE** located in a tucked away position within easy reach of Topsham, Topsham train station, Newcourt and Exeter city centre and easy access to the M5 and A38. The home is also close to local schools, supermarkets and other amenities including Exeter Golf and Country Club. Outside there is driveway parking to a **GARAGE**. The home is ready to move into and start enjoying. The accommodation comprises:- **Entrance hallway, stairs to first floor landing, lounge/diner, kitchen, 2 bedrooms and bathroom/WC.**



Entrance Hall

Double glazed obscured door to front, stairs to first floor.

Living Room

19' 3" x 10' 10" (5.87m x 3.30m)

Double glazed rear aspect skylight window, double glazed front aspect patio doors to Juliet balcony overlooking the park, two wall mounted radiators.

Kitchen

9' 10" x 10' (3.00m x 3.05m)

Double glazed rear aspect window, wall and base units, work surfaces, stainless steel sink unit, plumbing for washing machine, electric oven, built-in gas hob with extractor over, tiling, space for fridge freezer, boiler, tiled floor.

Bedroom 1

9' 10" x 14' 10" (3.00m x 4.52m)

Double glazed front aspect window overlooking the park, wall mounted radiator.

Bedroom 2

9' 3" x 11' 2" (2.82m x 3.40m)

Double glazed rear aspect window, wall mounted radiator.

Bathroom

Double glazed skylight window to rear, bath with mains shower, low level toilet, wash hand

basin, tiling, extractor fan, wall mounted radiator.

Outside

Gravelled area to front with hedges.

Garage

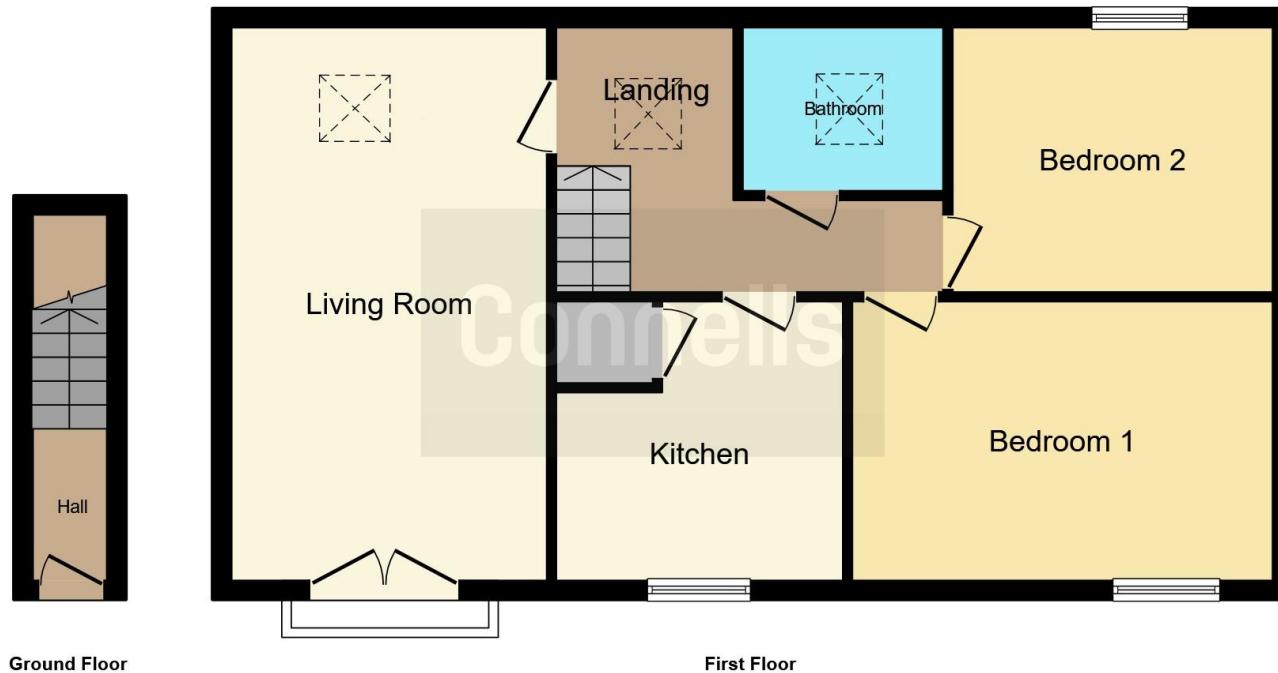
19' 7" x 10' 6" (5.97m x 3.20m)

Up and over door, power and light, under stairs storage.









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: B Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/EXR316902



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: EXR316902 - 0009