



**Connells**  
01392 221331  
**FOR SALE**



Vernon Crescent  
Exeter EX2 7GB

for sale guide price  
**£240,000**



## Property Description

**GUIDE PRICE £240,000 - £250,000**

***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.

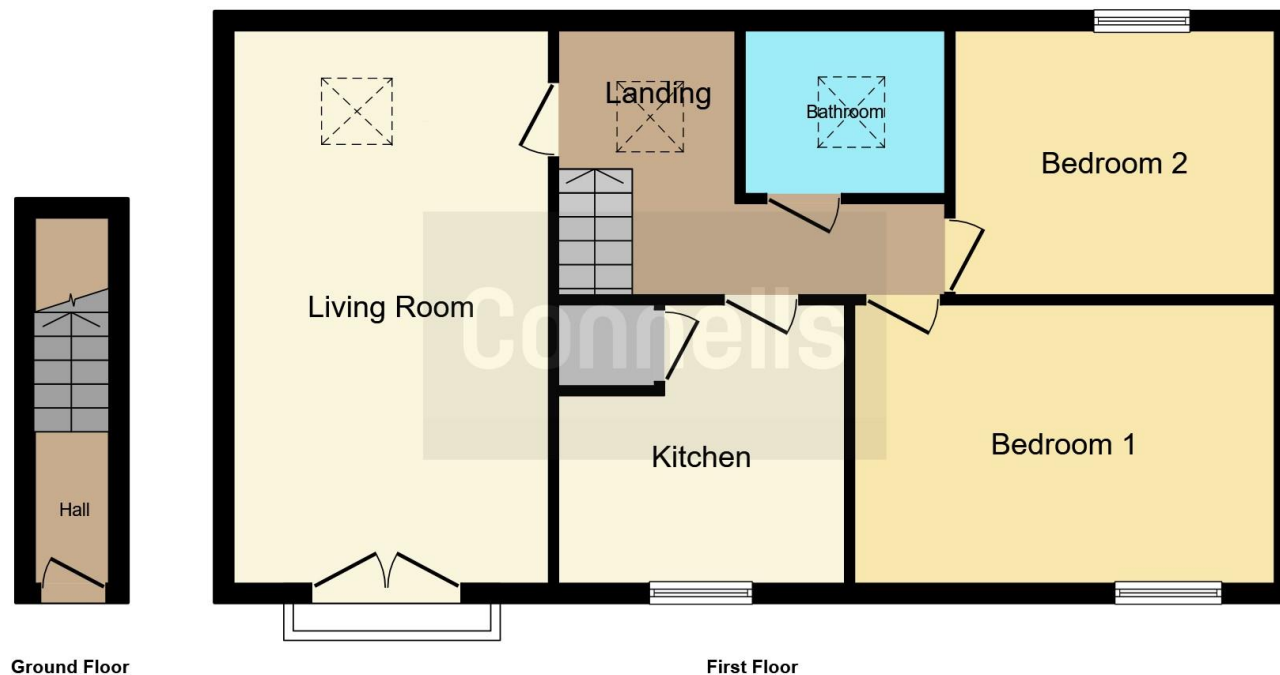












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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8-9 South Street  
 EXETER EX1 1DZ

EPC Rating: B Council Tax  
 Band: B

Tenure: Freehold

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