



Connells

Coleridge Road
Exeter



Property Description

A 2 bedroom plus study/utility stylish and modernised terraced home in the prime location of St Thomas offering easy access to the shops, The Quay, city centre amenities and both St Thomas and Exeter St David's train station. The property has been thoughtfully modernised to a high standard throughout, blending contemporary comfort with charming period features. A welcoming lounge showcases a stunning feature wood chimney breast and elegant half panelled walls in the hallway and bedroom adding character and warmth to the home. The modern kitchen offers a practical layout with quality fittings, perfect for everyday living.

Upstairs you will find 2 well-proportioned bedrooms, a modern shower room also a versatile additional room currently used as a study/utility, provides excellent flexibility for home working.

Outside a private rear courtyard garden offers a low maintenance outdoor space ideal for relaxing or alfresco dining, with a rear access gate ideal for bikes.

Whether you're a first time buyer, professional couple or investor this property combines comfort, style and convenience in one of Exeter's most sought after locations.

Entrance Hall

Double glazed obscured door to front, 1/2 panelled walls, wall mounted radiator.

Living Room

11' 9" exc bay x 10' 8" into recess (3.58m exc bay x 3.25m into recess)
Double glazed front aspect bay window, feature wood panelling chimney breast, wall mounted radiator.

Dining Room

14' 2" x 9' 2" max (4.32m x 2.79m max)
Double glazed rear aspect window, wall mounted radiator.

Kitchen

10' 7" x 8' 7" (3.23m x 2.62m)
Double glazed rear aspect window, double glazed side aspect sealed unit, double glazed side aspect door, wall and base units, work surfaces, built-in microwave, built-in electric oven, electric hob with extractor over, space for fridge freezer, plumbing for dish washer, stainless steel sink unit, boiler, tiled floor.

Landing

Loft access, wall mounted radiator.

Bedroom 1

14' 1" x 11' 9" into bay (4.29m x 3.58m into bay)
Double glazed front aspect bay window,

double glazed front aspect window, built-in wardrobes and shelving, wall panelling, wall mounted radiator.

Bedroom 2

9' 1" x 11' 1" (2.77m x 3.38m)
Double glazed rear aspect window, storage cupboard with light, wall mounted radiator.

Study

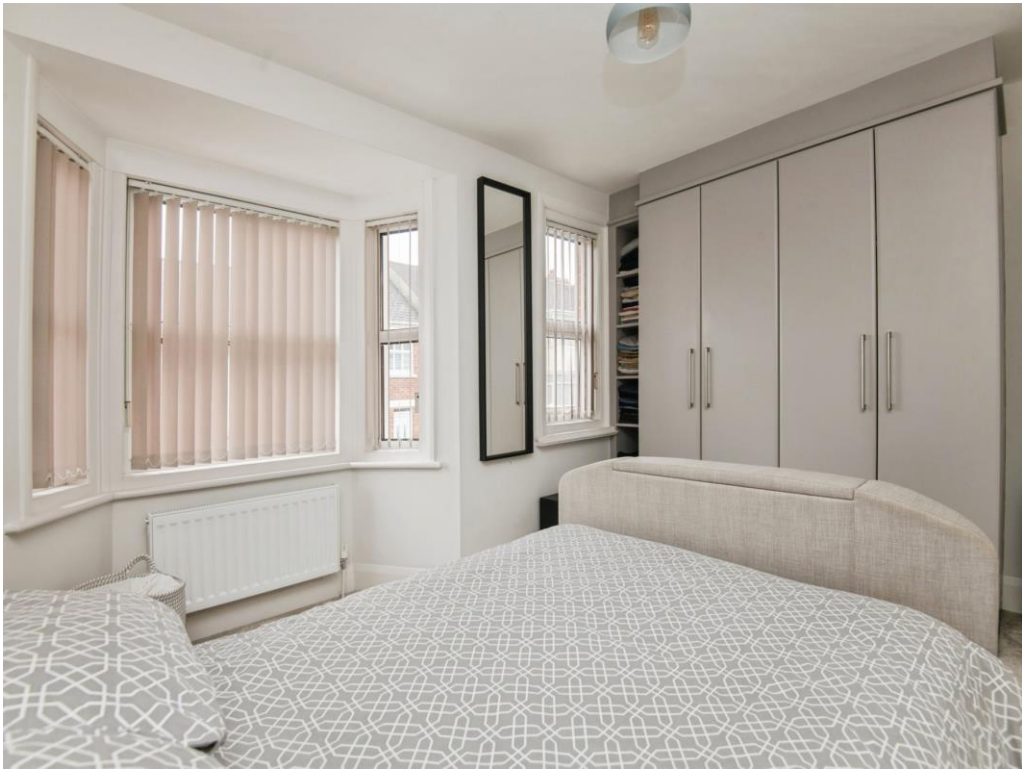
8' 7" x 5' 10" (2.62m x 1.78m)
Double glazed rear aspect window, plumbing for washing machine, wall mounted radiator.

Shower Room

Double glazed obscured side aspect window, shower cubicle with electric shower, low level toilet, wash hand basin, tiling, heated towel rail.

Rear Garden

Patio area, gate for rear access, outside tap, shed, wooden seat, 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

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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