



**Connells**

Hurst Avenue  
Exeter



## Property Description

**A 2 bedroom SEMI DETACHED HOUSE situated close to the R, D & E, schools, shops, amenities and transport links into the City and in an ideal location for commuters to get out onto the M5 & A38. The home is ready to move into and perfect for a first time buyer or investor. Outside there is front and rear gardens ideal for summer evening dining and driveway parking for 2 cars. The accommodation comprises:- Entrance hallway, shower room, lounge, kitchen, first floor landing and 2 bedrooms.**

## Entrance Hall

Double glazed obscured door to side, double glazed side aspect window, under stairs storage, wall mounted radiator.

## Living Room

14' 7" into recess x 11' 2" ( 4.45m into recess x 3.40m )

Double glazed front and side aspect window, fireplace with gas fire.

## Kitchen

9' 5" x 8' 7" ( 2.87m x 2.62m )

Double glazed obscured door to rear, double glazed rear aspect window, wall and base units, work surfaces, plumbing for washing machine, space for fridge and freezer, electric cooker point, stainless steel sink unit, tiling, wall mounted radiator.

## Shower Room

Double glazed obscured rear aspect window, double shower cubicle with electric shower, low level toilet, wash hand basin, wall mounted radiator.

## Landing

Double glazed side aspect window, boiler.

## Bedroom 1

14' 7" into recess x 11' 2" ( 4.45m into recess x 3.40m )

Double glazed front and side aspect window, wall mounted radiator.

## Bedroom 2

9' 6" x 8' 8" ( 2.90m x 2.64m )

Double glazed rear aspect window, wall mounted radiator.

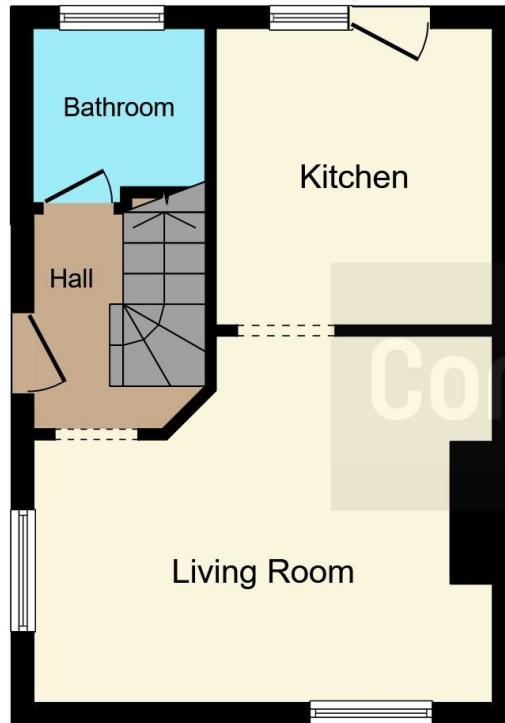
## Rear Garden

Artificial grass, decked area, outside tap, gate to front access, shed, all enclosed by fencing.

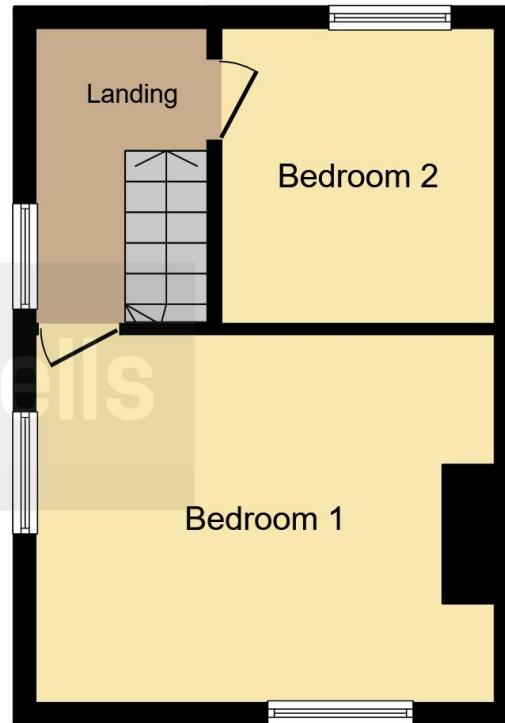








**Ground Floor**



**First Floor**

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: A

Tenure: Freehold

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