



Connells

Bazley Square  
Exeter





### Property Description

***GUIDE PRICE £230,000 - £240,000 An opportunity to purchase this well presented and modern 2 double bedroom COACH HOUSE situated in the popular and convenient location of MONKERTON, with easy access to shops, amenities and transport links at Pinhoe including a train station. The property is comprised entrance hall, stairs to first floor, spacious living room with well-presented kitchen, two bedrooms and family bathroom. Outside there is a driveway providing off road parking which leads to the GARAGE.***



***Situated in Monkerton, the property comes with fantastic access to Sowton Industrial Estate, Met Office and Exeter Airport with access to both the A30 & M5, the property comes as a must view!***

## Entrance Hall

Double glazed front aspect door, stairs to first floor.

## Living Room/ Dine

16' 5" x 12' 3" ( 5.00m x 3.73m )

Double glazed front aspect window, two wall mounted radiators.

## Kitchen

9' 8" x 5' 5" ( 2.95m x 1.65m )

Double glazed rear aspect Velux window, electric oven, gas hob, wall and base units, work surfaces, spotlights, stainless steel sink and drainer, plumbing for washing machine, tiling, space for fridge freezer..

## Inner Hallway

Storage cupboard.

## Bedroom 1

11' 8" x 8' 8" to front of wardrobe ( 3.56m x 2.64m to front of wardrobe )

Double glazed front aspect window, built-in wardrobes, wall mounted radiator,

## Bedroom 2

8' 6" x 7' 3" ( 2.59m x 2.21m )

Double glazed rear aspect Velux window, wall mounted radiator.

## Bathroom

Double glazed rear aspect Velux window, bath with mains shower over, tiled floor, low level toilet, wash hand basin, extractor fan, heated towel rail.

## Outside

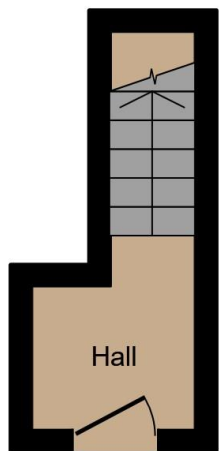
Driveway parking to...

## Garage

17' 9" x 8' 2" ( 5.41m x 2.49m )

(Not inspected). Electric door, power and light, extra storage.





**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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EPC Rating: C Council Tax  
 Band: B

**view this property online [connells.co.uk/Property/EXR316976](http://connells.co.uk/Property/EXR316976)**



Tenure: Freehold



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