



**Connells**

Sandford Walk  
Exeter



Sandford Walk  
Exeter EX1 2ES

for sale guide price  
**£260,000**

### *Property Description*

**GUIDE PRICE £260,000 - £270,000.**

***A 3 storey MID TERRACED HOUSE located in Exeter City Centre ideal for enjoying all it has to offer including shops, restaurants, gyms, university, train stations and amenities, the property has been renovated to a high standard but keeping the features of an older home including the fireplaces. Outside there is a rear garden area to enjoy a summer evening. NO CHAIN! The accommodation comprises:- Entrance porch, entrance hallway, lounge, dining room, kitchen, first floor landing, 2 bedrooms, bathroom/WC and second floor further bedroom.***



**Entrance Porch**

Door to front.

**Entrance Hall**

Double glazed rear aspect sealed unit, wall mounted radiator.

**Living Room**

9' 6" x 11' 7" ( 2.90m x 3.53m )  
Double glazed front aspect window, feature Victorian fireplace, wall mounted radiator.

**Dining Room**

9' 6" x 8' 6" ( 2.90m x 2.59m )  
Fireplace with wood burner, cupboards, wall mounted radiator.

**Kitchen**

9' 9" x 7' 6" ( 2.97m x 2.29m )  
Double glazed side aspect door, double glazed side aspect window, wall and base units, work surfaces, 1 1/2 bowl sink unit, plumbing for washing machine and dish washer, space for fridge freezer, electric oven, electric induction hob with extractor over, tiling.

**Landing**

Double glazed rear aspect window.

**Bedroom 1**

8' 10" x 9' 6" ( 2.69m x 2.90m )

Double glazed front aspect window, fireplace, wall mounted radiator.

**Bedroom 2**

9' 6" x 5' 8" ( 2.90m x 1.73m )  
Double glazed front aspect window, wall mounted radiator.

**Shower Room**

10' 10" max x 9' 6" ( 3.30m max x 2.90m )  
Double glazed rear aspect window, shower cubicle with mains shower, low level toilet, wash hand basin, fireplace, boiler, wall mounted radiator.

**Second Floor Bedroom 3**

13' 5" x 15' 5" ( 4.09m x 4.70m )  
Double glazed rear aspect window, storage area, wall mounted radiator.

**Rear Garden**

Rear gravelled area, outside tap, gate to rear.

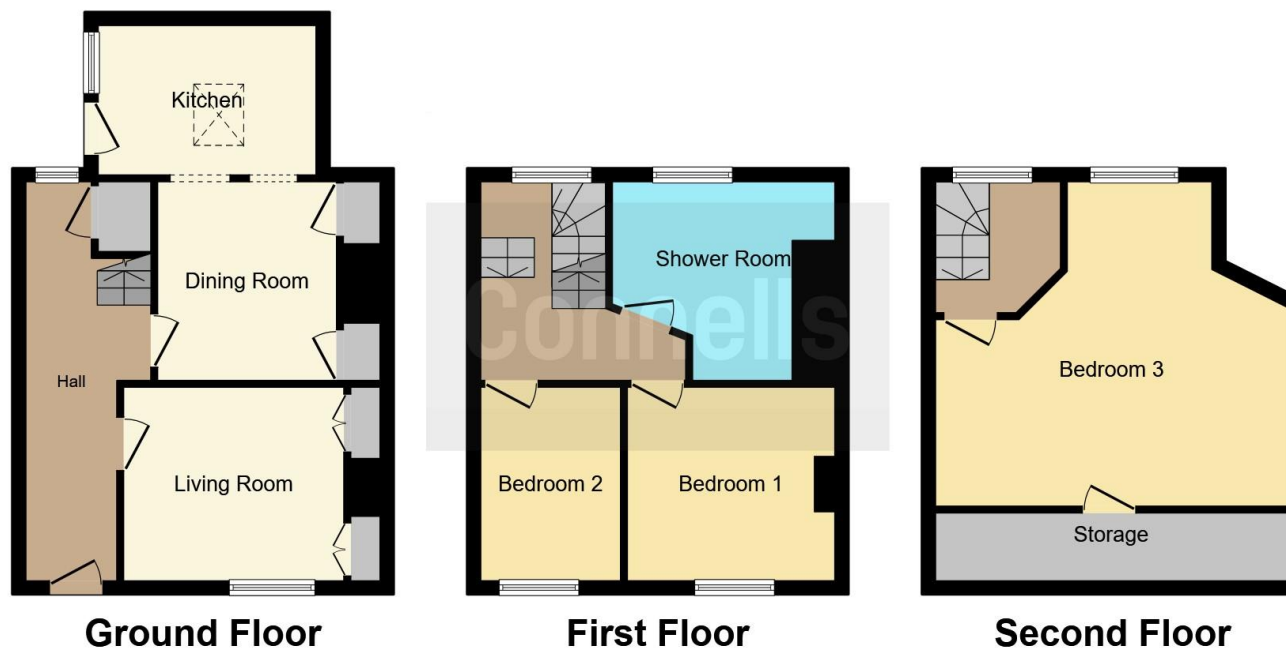












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: E    Council Tax  
 Band: B

Tenure: Freehold

**view this property online** [connells.co.uk/Property/EXR316851](http://connells.co.uk/Property/EXR316851)



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