

Connells

Dryden Road Exeter

# Dryden Road Exeter EX2 5BS







## **Property Description**

A 2 bedroom MID TERRACED HOUSE located within walking distance of the R, D & E, close to shops, supermarket, transport links and a gym. This is ideal for a first time buyer or an investor as ready to move into, the home is a credit to the current seller. Outside there is a low maintenance rear garden perfect for enjoying summer dining. The accommodation comprises:- Lounge, inner hallway, bathroom/WC, kitchen, first floor landing and 2 bedrooms. NO CHAIN!

## **Living Room**

13' 5" max x 11' 4" max ( 4.09m max x 3.45m max )

Double glazed front aspect window, double glazed front aspect door, fireplace with feature fire, wall mounted radiator.

## **Inner Hallway**

Wall mounted radiator.

#### Bathroom

Bath with shower attachment, electric shower over, low level toilet, wash hand basin with cupboard below, extractor fan, wall mounted radiator.

#### Kitchen

9' 4" x 8' 10" ( 2.84m x 2.69m )

Double glazed rear aspect windows and obscured door, wall and base units, work surfaces, breakfast bar, boiler, plumbing for washing machine, stainless steel sink unit, space for fridge freezer, electric cooker point with extractor over, wall mounted radiator.

## **Bedroom 1**

10' 1" x 10' 10" ( 3.07m x 3.30m )

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

## Bedroom 2

10' 9" x 5' 8" ( 3.28m x 1.73m )

Double glazed rear aspect window, access to loft, wall mounted radiator.

## Rear Garden

Gravelled area, shed, all enclosed by walls and fencing.









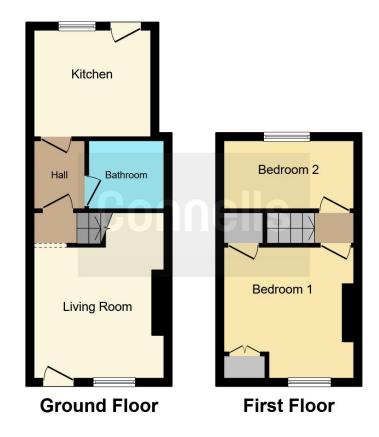








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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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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8-9 South Street **EXETER EX1 1DZ** 

EPC Rating: D Council Tax Band: B

view this property online connells.co.uk/Property/EXR317016



Tenure: Freehold





1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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