



Connells

Ashleigh Mount Road
Exeter

Ashleigh Mount Road
Exeter EX4 1SW

for sale offers in excess of
£315,000



Property Description

This spacious three-bedroom semi-detached house on Ashleigh Mount Road in Exwick, Exeter, offers a perfect blend of modern living and comfort. Featuring a convenient driveway, there's plenty of room for parking. The property boasts a decent-sized garden, ideal for outdoor activities or relaxing in the sun. Inside, the home showcases a contemporary interior design, complete with stylish finishes and an open-plan layout that enhances the sense of space. Perfect for families or professionals, this house combines practicality with modern aesthetics in a desirable location.



Living Room

16' 8" x 11' 8" (5.08m x 3.56m)

Double glazed rear aspect window, double glazed rear aspect French doors, wall mounted radiator.

Dining Room

12' 1" x 9' 5" (3.68m x 2.87m)

Wall mounted radiator.

Reception 3

11' 7" x 12' 3" (3.53m x 3.73m)

Double glazed front aspect window, wall mounted radiator.

Kitchen

12' 2" x 6' 7" (3.71m x 2.01m)

Double glazed side aspect window, double glazed obscured side aspect door, wall and base units, work surfaces, built-in fridge freezer and dish washer, electric oven and hob with extractor over, microwave, stainless steel sink unit.

Utility Room

9' 2" x 8' (2.79m x 2.44m)

Double glazed rear aspect window, wall and base units, plumbing for washing machine and dish washer, wall mounted radiator.

Landing

Airing cupboard, boiler, wardrobe, access to loft.

Bedroom 1

13' 6" x 10' (4.11m x 3.05m)

Double glazed rear aspect window, wall mounted radiator.

Bedroom 2

8' 8" x 8' 4" (2.64m x 2.54m)

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

Bedroom 3

8' 9" x 6' 4" (2.67m x 1.93m)

Double glazed rear aspect window, wall mounted radiator.

Bathroom

Double glazed obscured front aspect window, bath, shower, low level toilet, wash hand basin, wall mounted radiator.

Rear Garden

With patio, lawn, side access.









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
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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