



Connells

Widgery Road
EXETER

Widgery Road
EXETER EX4 8BB

for sale guide price
£290,000



Property Description

GUIDE PRICE £290,000 - £300,000. Located in the popular **POLSLOE AREA** of Exeter, this impressive 3 double bedroom **TERRACED HOUSE** combines generous living space with excellent transport links and local amenities right on the doorstep. Schools, shops, Polsloe Bridge train station and regular bus services are all just a short walk away, making it ideal for families and commuters alike. The ground floor offers a welcoming entrance hallway, a separate dining room, a well-fitted kitchen with extensive wall and base units, a central island with cupboards and breakfast bar, and integrated appliances including a high-level oven and induction hob. There is also a convenient utility room and downstairs WC. Upstairs, the first floor landing leads to three spacious double bedrooms and a family bathroom/WC. The rear garden is attractively landscaped with low maintenance artificial grass and benefits from covered side access. A standout feature is the impressive two-room log cabin with electricity and lighting, plus a large covered verandah, offering endless possibilities as a home office, gym, studio or entertainment space. The property is a perfect choice for families or buyers looking for versatile living in a well-connected location. **NO CHAIN!**

Entrance Hall

Double glazed door to front, laminate floor.

Living Room

14' 9" x 12' into recess (4.50m x 3.66m into recess)

Double glazed front aspect window, picture rail, laminate floor, fireplace with gas fire.

Dining Room

12' 9" x 8' 9" (3.89m x 2.67m)

Double glazed front aspect window, laminate floor, wall mounted radiator.

Kitchen

13' 8" x 10' 1" (4.17m x 3.07m)

Double glazed obscured door to rear, wall and base units, work surfaces, sink unit with boiling water supply, double electric oven, induction hob with extractor over, wine rack, spotlights, space for fridge freezer, tiling, electric heater, under stairs storage.

Utility Room

7' 4" x 4' 10" (2.24m x 1.47m)

Double glazed rear aspect window, stainless steel sink unit, plumbing for dish washer, plumbing for washing machine, space for tumble dryer, work surfaces, tiling, wall cupboards, boiler.

WC

Double glazed obscured rear aspect window, low level toilet, wash hand basin with cupboard below, heated towel rail.

Bedroom 1

12' 9" x 13' 3" (3.89m x 4.04m)

Two double glazed front aspect windows, wall mounted radiator.

Bedroom 2

13' 8" x 10' 1" max to rear of storage (4.17m x 3.07m max to rear of storage)

Double glazed rear aspect window, wall mounted radiator.

Bedroom 3

14' 9" x 11' 9" into recess (4.50m x 3.58m into recess)

Double glazed front aspect window, built-in cupboards, built-in storage with hanging space, loft access, picture rail, wall mounted radiator.

Bathroom

Double glazed obscured rear aspect window, bath with mains shower, low level toilet, wash hand basin with cupboard below, heated towel rail.

Front Garden

Gravelled front garden.

Rear Garden

Patio, artificial grass, concreted area, power points, outside tap, gated side access, all enclosed by fencing.

Log Cabin Room 1

8' 9" x 12' 2" (2.67m x 3.71m)

Double glazed side aspect windows, double glazed front aspect window, double glazed door to front, power and light.

Room 2

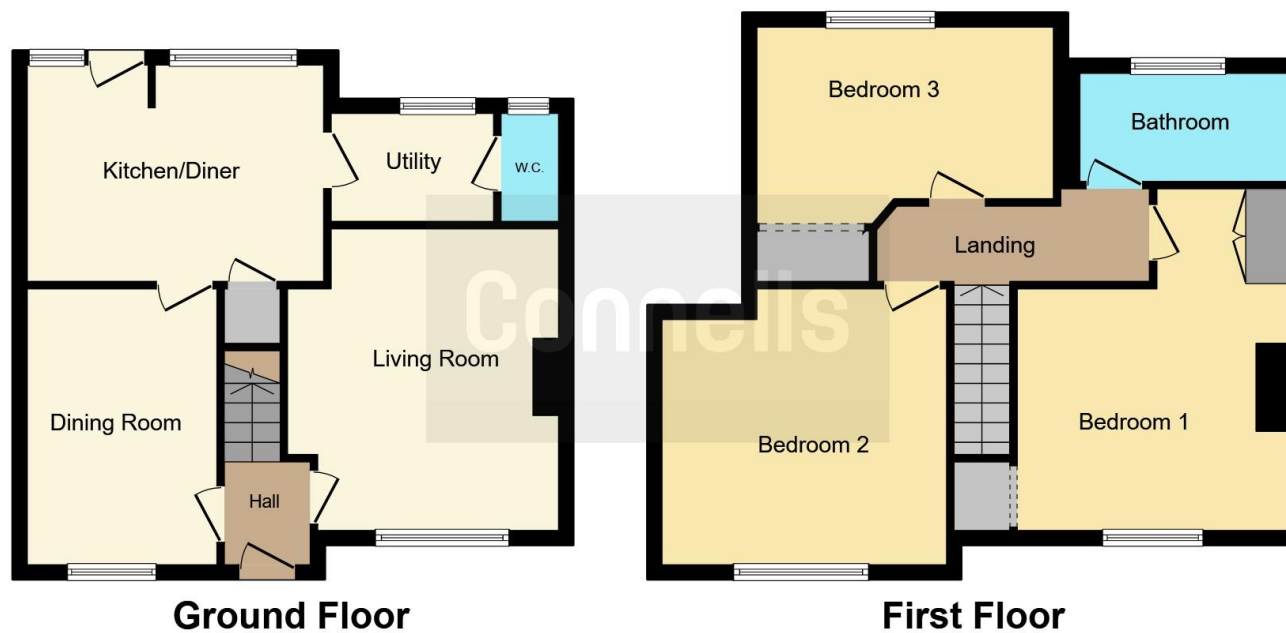
6' 3" x 8' 9" (1.91m x 2.67m)

Double glazed front aspect window, plumbing, power and light.









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: B

Tenure: Freehold

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