



Connells

Masterson Street
Exeter

Masterson Street Exeter EX2 5GR



Property Description

Stepping through the front door, you are greeted by a warm and inviting reception space. The living areas are well defined, allowing both relaxed family life and comfortable entertaining. Natural light filters in through the windows, giving a bright and airy feel throughout the day.

Upstairs, there are three well-proportioned bedrooms with an ensuite serving the master bedroom. A modern shower room completes this floor.

Outside, the property is complemented by a low maintenance garden that offers privacy and tranquillity, with a patio seating area. The frontage to the street maintains a period character and presence, blending well with the surrounding historic charm of Masterson Street.

One of the major strengths of this property is its enviable position. Within a stone's throw you will find local shops, amenities, and strong public transport links, all making daily life easier. Families will appreciate the proximity to well-regarded schools. The nearby Wynstream Primary School Academy is approximately 330 yards away, and Isca Academy is within easy reach as the local secondary school. Healthcare is close at hand, with Wonford House and the Royal Devon & Exeter Hospital within walking distance, giving peace of mind for both routine and urgent medical needs.

For commuting, the Marsh Barton railway station is one of the nearest, about 0.7 miles away, offering connectivity for those who travel by train.

Entrance Hallway

Stairs to the first floor and a wall mounted radiator.

Cloakroom

3' 5" x 5' 7" (1.04m x 1.70m)

WC, wash hand basin, extractor and a wall mounted radiator.

Kitchen/Diner

20' 1" x 11' 3" (6.12m x 3.43m)

Double glazed windows to the front and rear of the property, wall and base units with granite worktops, one and a half bowl sink/drainers, gas hob with extractor over, oven, integrated dishwasher, integrated fridge/freezer, part tiled, space for dining table and a wall mounted radiator.

Utility Room

7' 2" x 6' 7" (2.18m x 2.01m)

Base unit with one bowl sink/drainers, plumbing for washing machine, space for tumble dryer, wall mounted combi boiler, understairs storage cupboard, door to the rear garden and a wall mounted radiator.

Lounge

20' 1" x 11' 3" (6.12m x 3.43m)

Double glazed window to the front and French doors to the rear of the property, feature fireplace with gas fire and a wall mounted radiator.

First Floor

Double glazed window to the rear of the property, two storage cupboards, loft hatch and a wall mounted radiator.

Bedroom One

12' 4" x 11' 5" (3.76m x 3.48m)

Double glazed window to the front of the property, built-in wardrobe, door to ensuite and a wall mounted radiator.

Ensuite

6' x 8' (1.83m x 2.44m)

Obscure double glazed sash window to the front of the property, shower cubicle, WC, wash hand basin, part tiled and a wall mounted heated towel rail.

Bedroom Two

11' 9" x 9' 10" (3.58m x 3.00m)

Double glazed window to the rear of the property and a wall mounted radiator.

Bedroom Three

10' 2" x 9' 9" (3.10m x 2.97m)

Double glazed window to the front of the property and a wall mounted radiator.

Bathroom

7' 4" x 7' 10" (2.24m x 2.39m)

Obscure double glazed window to the rear of the property, walk-in shower with fold down seat, vanity wash hand basin and WC unit with storage, part tiled and a wall mounted heated towel rail.

Rear of the Property

Enclosed low maintenance rear garden predominantly laid with stone chippings with an area of patio providing enough space for garden furniture and central slab pathway, shrub border to one side and an outside tap.

Garage

19' 3" x 9' 6" (5.87m x 2.90m)

Electric door.

Agents Note

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.





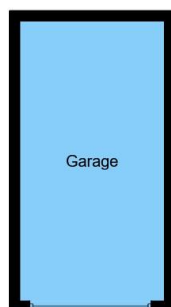




Ground Floor



First Floor



Garage

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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

To view this property please contact Connells on

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8-9 South Street
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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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