



Connells

Rosemary Street
Exeter

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Exeter EX4 1QX



Property Description

A 3 bedroom 2 reception room SEMI DETACHED HOUSE located in the ST THOMAS/REDHILLS area of Exeter, the home is an ideal family home close to local schools, shops, amenities and transport links. Outside there is a rear garden with patio for evening dining and a lawned area for children to enjoy, there is also a lovely front garden and a shared driveway to a GARAGE. The accommodation comprises:- Entrance hallway, lounge, dining room, kitchen, first floor landing, 3 bedrooms and a wet room/WC. NO CHAIN.

Agents Notes

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Entrance Hall

Double glazed obscured front aspect door, double glazed side aspect window, under stairs cupboard, wall mounted radiator.

Living Room

13' 5" into bay x 10' 10" (4.09m into bay x 3.30m)

Double glazed front aspect bay window, fireplace with gas fire, wall mounted radiator.

Dining Room

10' 5" x 11' 4" into recess (3.17m x 3.45m into recess)

Kitchen

8' x 6' 5" (2.44m x 1.96m)

Double glazed obscured rear aspect window, double glazed side aspect window, wall and base units, work surfaces, stainless steel sink unit, plumbing for washing machine, boiler, space for fridge freezer.

Landing

Double glazed side aspect window, loft access.

Bedroom 1

13' 6" into bay x 11' into recess (4.11m into bay x 3.35m into recess)

Double glazed front aspect bay window, wall mounted radiator.

Bedroom 2

10' 5" into recess x 11' 5" (3.17m into recess x 3.48m)

Double glazed rear aspect window, built-in wardrobe with cupboard above, wall mounted radiator.

Bedroom 3

8' 2" x 6' 5" (2.49m x 1.96m)

Double glazed rear aspect window, wall mounted radiator.

Wet Room

7' 3" x 5' 9" max into door recess (2.21m x 1.75m max into door recess)

Double glazed obscured front aspect window, electric shower, low level toilet, wash hand basin, tiling, extractor fan, wall mounted radiator.

Outside

Shared driveway. Rear garden with patio, lawn, gravelled area, gate to side access, all enclosed by walls and fencing.

Garage

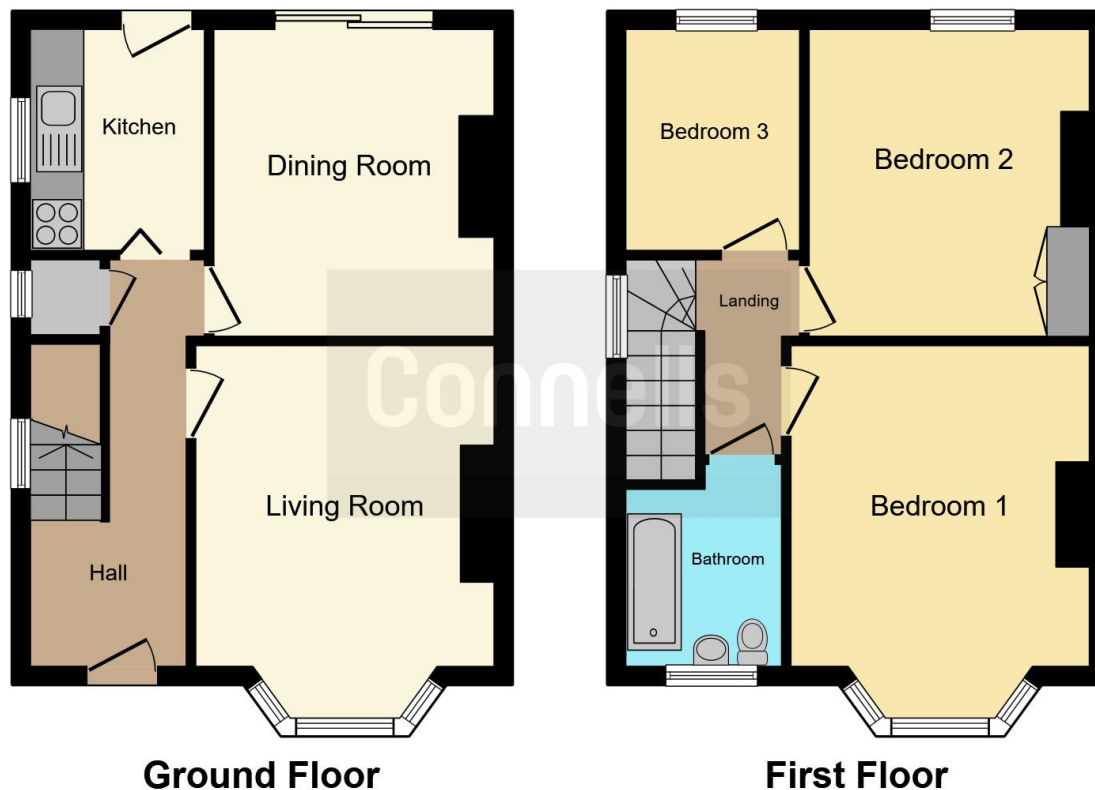
15' 6" x 7' 8" (4.72m x 2.34m)

Up and over door.









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
 EXETER EX1 1DZ

EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/EXR317061



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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