



Connells

Nursery Gardens
Exeter



Property Description

GUIDE PRICE £375,000 - £400,000 A 4 double bedrooms (1 En-suite) DETACHED HOUSE in a cul-de-sac position, located in TITHEBARN area ideal for access to the M5, schools, supermarkets, and shops, built by HALSALL HOMES. The home is in immaculate condition and has a large family kitchen and dining space across the rear of the home perfect for enjoying meals together and large family gatherings. Outside it is on a great corner plot offering large lawned gardens perfect for children and also alfresco dining on the patio with pergola offering a shaded area in the summer, with plenty of parking for approximately 4 cars and a GARAGE. The accommodation comprises:- Entrance hallway, cloakroom/WC, lounge, kitchen/diner, first floor landing, 4 bedrooms (1 en-suite) and bathroom/WC.



Entrance Hall

Double glazed front aspect obscured door, two storage cupboards, wall mounted radiator.

Downstairs WC

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

Living Room

16' 6" x 12' 6" (5.03m x 3.81m)

Double glazed front aspect window, wall mounted radiator.

Kitchen/ Diner

20' 7" x 11' 4" (6.27m x 3.45m)

Double glazed patio doors to rear. double glazed rear aspect window, wall and base units, work surfaces, 1 1/2 bowl stainless steel sink unit, built-in dish washer, plumbing for washing machine, double electric oven, electric hob with extractor over, cupboard with E-On boiler.

Landing

Loft access, storage cupboard.

Bedroom 1

10' 3" x 12' 3" (3.12m x 3.73m)

Double glazed front aspect window, wall mounted radiator.

En-Suite

Double glazed obscured side aspect window, shower cubicle with mains shower, low level toilet, wash hand basin, tiling, extractor fan, heated towel rail.

Bedroom 2

10' 5" x 10' 3" (3.17m x 3.12m)

Double glazed rear aspect window, wall mounted radiator.

Bedroom 3

9' 9" max x 8' 8" max (2.97m max x 2.64m max)

Double glazed front aspect window, wall mounted radiator.

Bedroom 4

9' 9" x 7' 1" (2.97m x 2.16m)

Double glazed rear aspect window, wall mounted radiator.

Bathroom

Double glazed obscured side aspect window, bath with shower attachment, low level toilet, wash hand basin, tiling, extractor fan, heated towel rail.

Outside

Parking for 4 cars. Rear garden with patio area with pergola, outside tap, gates access to front, lawn, all enclosed by fencing.

Garage

20' 5" x 10' 4" (6.22m x 3.15m)

Up and over door, power and light.

Agents Notes

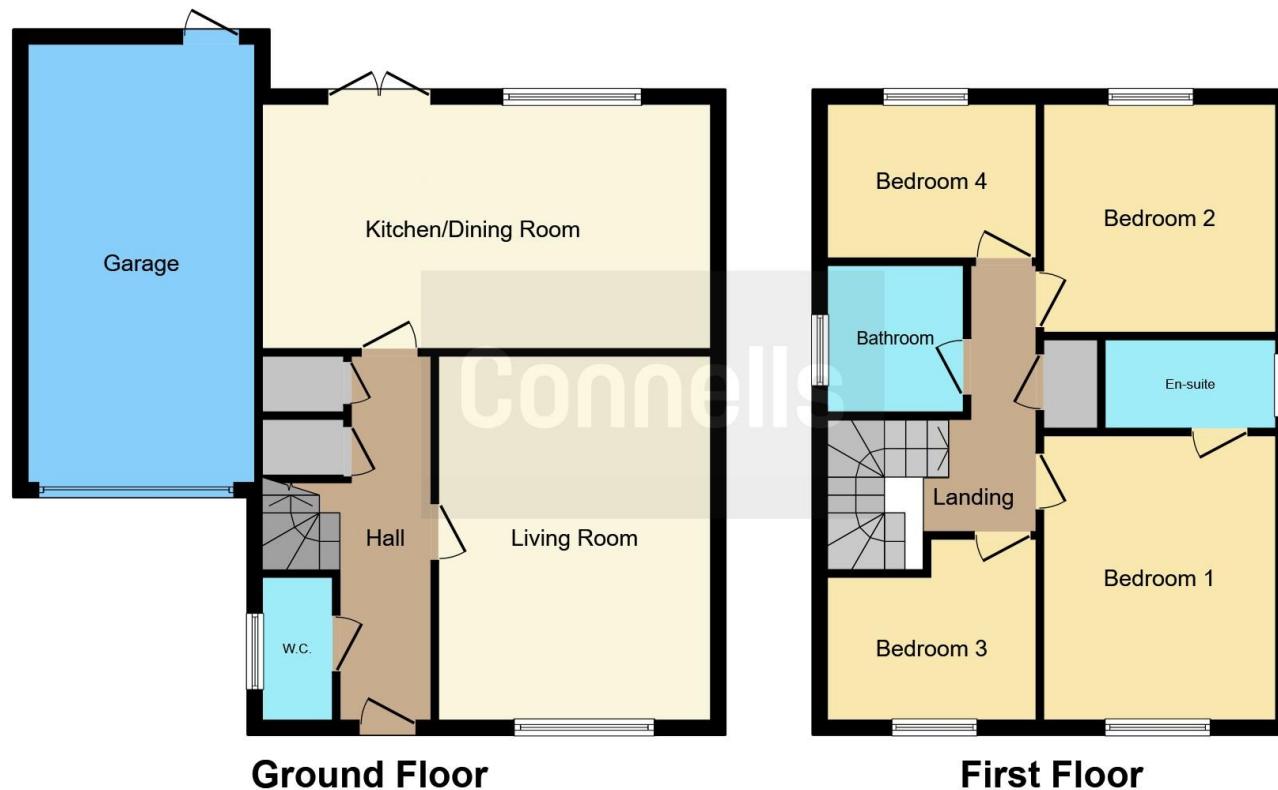
This property is heated by E-On District Heating system.

There is a monthly fee of £16 for maintenance of communal areas.









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: B Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/EXR317172



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Property Ref: EXR317172 - 0004