



Connells

Staddle Stone Road
Exeter

Staddle Stone Road
Exeter EX1 3FS

for sale guide price
£315,000



Property Description

GUIDE PRICE £315,000 - £ £325,000. A 3 bedroom SEMI DETACHED HOUSE located in a cul-de-sac in the **TITHEBARN** area of Exeter perfect for schools, shops, transport links, amenities and access out of Exeter onto the M5. The home is ideal for a family with good sized living space and ready to move into. Outside there are 2 **PARKING SPACES** and rear garden, great for children and enjoying summer evenings. The accommodation comprises:- Entrance hallway, cloakroom/WC, lounge/diner, kitchen, first floor landing, 3 bedrooms and bathroom/WC.



Entrance Hall

Double glazed obscured door to front, wall mounted radiator.

Living/ Dining Room

18' 5" x 16' 9" (5.61m x 5.11m)

Double glazed rear aspect window and patio doors, under stairs storage with light, two wall mounted radiators.

Kitchen

11' 4" x 8' 8" (3.45m x 2.64m)

Double glazed front aspect window, wall and base units, work surfaces, built-in dish washer and washing machine/dryer, electric oven, electric hob with extractor over, 1 1/2 bowl sink unit, built-in fridge freezer, cupboard housing E-On boiler.

Landing

Loft access, storage cupboard, storage cupboard with shelving, wall mounted radiator.

Bedroom 1

12' 3" max x 9' 8" (3.73m max x 2.95m)

Double glazed front aspect window, wall mounted radiator.

En Suite

Double glazed side aspect window, shower cubicle with mains shower, low level toilet, wash hand basin, tiling, extractor fan, wall

mounted radiator.

Bedroom 2

12' 8" x 9' 8" into door recess (3.86m x 2.95m into door recess)

Double glazed rear aspect window, wall mounted radiator.

Bedroom 3

8' 6" x 8' 3" (2.59m x 2.51m)

Double glazed rear aspect window, wall mounted radiator.

Bathroom

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

Front Garden

Tree, two parking spaces.

Rear Garden

Patio, lawn, outside tap, shed, gate with side access to front, all enclosed by walls and fencing.

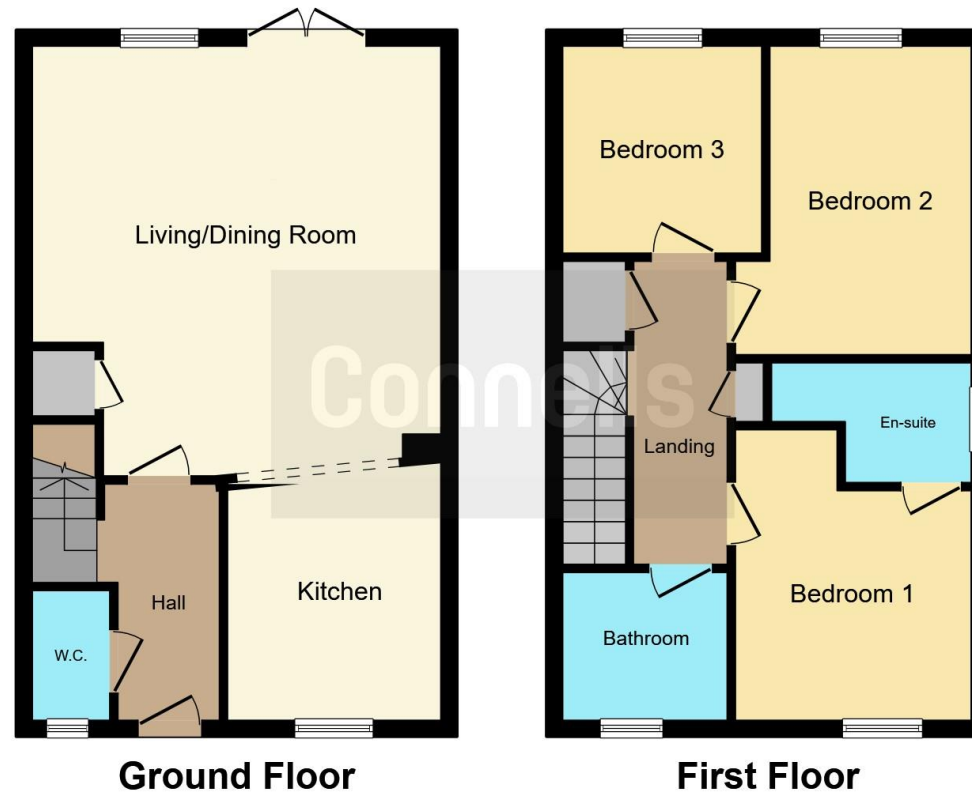
Agents Notes

The property is still under NHBC Warranty.
Heating is provided by District E-On System.









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
 EXETER EX1 1DZ

EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

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