



Connells

Admiral Way
Exeter



Property Description

A 5 bedroom (2 en-suites) END TERRACED HOUSE located in the popular NEWCOURT AREA ideal for access to Topsham, The Quay, local shops and train stations. The home is ideal for a large family and in immaculate condition. Outside there are low maintenance gardens with patio and lawn ideal for enjoying alfresco dining, also a balcony across 2 of the bedrooms. There is also driveway parking to a GARAGE. The accommodation comprises:- Entrance hallway, cloakroom/WC, lounge, kitchen/diner/utility, first floor landing, 3 bedrooms, bathroom/WC, second floor landing, 2 further bedrooms and 2 en-suites.

Entrance Hall

Double glazed obscured front aspect door, wall mounted radiator.

Downstairs WC

Low level toilet, wash hand basin, tiling, extractor fan, wall mounted radiator.

Living Room

18' 10" x 10' 3" (5.74m x 3.12m)

Double glazed front aspect window, French doors to rear, two wall mounted radiators.

Kitchen/ Diner/ Utility

15' 1" max x 18' 10" max (4.60m max x 5.74m max)

L-shaped room with double glazed front and rear aspect window, double glazed obscured rear aspect door, stainless steel sink unit, wall and base units, work surfaces, electric oven, gas hob with extractor over, space for fridge freezer, plumbing for washing machine, plumbing fir dish washer, tiling, boiler, three wall mounted radiators.

First Floor Landing

Double glazed front and rear aspect window, built-in cupboard, wall mounted radiator.

Bedroom 3

10' 9" x 10' 4" (3.28m x 3.15m)

Double glazed front aspect doors with built-in blinds leading to decked balcony with wrought iron railings, wall mounted radiator.

Bedroom 4

11' 8" max x 8' 4" max (3.56m max x 2.54m max)

Double glazed front aspect doors leading to decked balcony with wrought iron railings, wall mounted radiator.

Bedroom 5

7' 7" x 10' 4" (2.31m x 3.15m)

Double glazed rear aspect window with built-in blinds, wall mounted radiator.

Bathroom

8' 2" x 7' 1" max (2.49m x 2.16m max)

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

Second Floor Landing

Double glazed rear aspect window, wall mounted radiator.

Bedroom 1

11' 9" x 11' 6" to front of wardrobe (3.58m x 3.51m to front of wardrobe)

Double glazed front aspect window with built-in blinds, built-in wardrobes, wall mounted radiator.

En Suite

8' 3" x 6' 7" (2.51m x 2.01m)

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

Bedroom 2

11' 9" x 10' 5" max (3.58m x 3.17m max)

Double glazed front aspect window, built-in wardrobes, access to partially boarded loft, wall mounted radiator.

En-Suite

6' 7" x 6' 9" (2.01m x 2.06m)

Double glazed obscured rear aspect window, double shower cubicle with electric shower, low level toilet, wash hand basin, tiling, speaker, spotlights, heated towel rail.

Front Garden

Lawned garden enclosed by hedging.

Rear Garden

Lawned area, patio, gate to side access, outside tap, water butt, shed with power, all enclosed by walls.

Parking

Driveway parking for one car.

Garage

19' 7" x 10' 6" (5.97m x 3.20m)

Garage (which is leasehold) is located under a coach house and has an up and over door.

Agents Note

The garage allocated to the property is located beneath a coach house close-by. It is held on a leasehold title with a lease of 999 years from 1st Jan 2012.





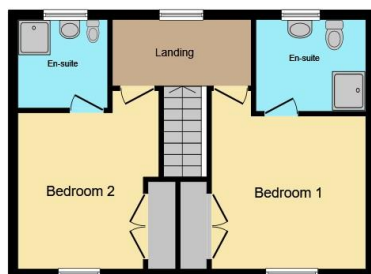




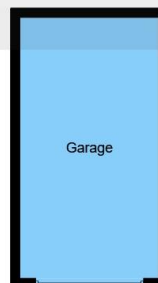
Ground Floor



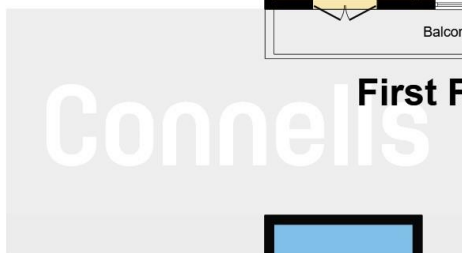
First Floor



Second Floor



Garage



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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EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

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