



Connells

Elaine Close
Exeter



Property Description

GUIDE PRICE £260,000-£270,000 A 3 bedroom **MID TERRACED HOUSE** with conservatory, open views and solar panels, located in the Beacon Heath area of Exeter ideal for a family. Outside there is a large rear garden and a raised decked area perfect for alfresco dining and **PARKING** at the front. The accommodation comprises:- **Entrance hallway, lounge/diner, kitchen, conservatory, first floor landing, 3 bedrooms and shower room/WC.**



Entrance Hall

Double glazed front aspect window, double glazed obscured front aspect door.

Living Room

20' 9" x 10' 6" max (6.32m x 3.20m max)

Double glazed front aspect window, double glazed rear aspect sliding doors, gas fire, wall mounted radiator.

Kitchen

21' 6" x 9' 3" max (6.55m x 2.82m max)

Double glazed rear aspect window with open views, double glazed front aspect internal window, double glazed rear aspect door, wall and base units, work surfaces, under stairs storage, gas cooker point with extractor over, plumbing for washing machine, plumbing for dish washer, tiled floor, 1 1/2 bowl stainless steel sink unit, wall mounted radiator.

Conservatory

9' 5" x 8' (2.87m x 2.44m)

Double glazed rear aspect windows with open views, double glazed rear aspect door, tiled floor.

Landing

Airing cupboard, loft access.

Bedroom 1

10' 8" x 10' 6" max (3.25m x 3.20m max)

Double glazed front aspect window, built-in cupboard with boiler, wall mounted radiator.

Bedroom 2

12' 6" x 8' to front of wardrobe (3.81m x 2.44m to front of wardrobe)

Double glazed rear aspect window with open views, built-in wardrobes, wall mounted radiator.

Bedroom 3

10' 6" x 6' 2" (3.20m x 1.88m)

Double glazed front aspect window, storage cupboard, wall mounted radiator.

Shower Room

Two double glazed obscured rear aspect windows, shower cubicle with electric shower, low level toilet, wash hand basin with cupboard below, tiled floor, tiling, heated towel rail.

Rear Garden

Raise decked balcony, pond, apple tree, fruit bushes including gooseberries, lawned areas, shed, further pond at the bottom of the garden.

Agents Note

There are solar panels on a lease agreement.









Ground Floor



First Floor

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: C Council Tax
 Band: B

Tenure: Freehold

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Property Ref: EXR317190 - 0004