



Connells

Valley Road
Clyst St. Mary Exeter

Valley Road Clyst St. Mary Exeter EX5 1QQ



Property Description

A 2 bedroom PARK HOME on the Cat & Fiddle site, the home has been maintained well and ready to move into. Outside there are wrap around gardens with lawn, patio and gravelled areas a lovely space to enjoy the summer evenings. There is also residents parking and visitors parking. The location is great and is ideal for transport links and access into the City and beyond. The accommodation comprises:- Dining area, lounge, kitchen, inner hallway, 2 bedrooms and bathroom/WC.

Dining Area

9' 8" x 7' 7" (2.95m x 2.31m)
Double glazed door to front, double glazed front aspect and two double glazed side aspect windows, laminate floor, wall mounted radiator.

Living Room

19' 1" x 11' 5" (5.82m x 3.48m)
Two double glazed side aspect windows, 1 double glazed front aspect window, beamed ceiling, feature fireplace, two wall mounted radiators.

Kitchen

12' 6" x 9' 3" (3.81m x 2.82m)
Double glazed door and window to rear, wall and base units, work surfaces, electric oven, electric hob with extractor over, stainless steel sink unit, plumbing for washing machine, cupboard housing boiler, wall mounted radiator, space for fridge freezer, tiling, laminate floor.

Inner Hall

Laminate floor, storage cupboard.

Bathroom

Double glazed obscured front aspect window, bath, electric shower, low level toilet, wash hand basin, tiling.

Bedroom 1

10' 8" x 9' 3" (3.25m x 2.82m)
Double glazed side aspect window, storage cupboard.

Bedroom 2

9' 8" x 9' 4" into storage (2.95m x 2.84m into storage)
Double glazed side aspect window, built-in shelving and storage.

Outside

Gravelled areas to front with a variety of trees, shrubs and plants. Side gravelled areas, patio. Further gravelled areas enclosed by fencing.

Parking

Residents parking and visitor parking.

Agents Note

Current pitch fees are £212.12 per month.





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

T 01392 221 331
E exeter@connells.co.uk

8-9 South Street
 EXETER EX1 1DZ

EPC Rating: Exempt
 Council Tax Band: A

view this property online connells.co.uk/Property/EXR317197

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Tenure:



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EXR317197 - 0003