



Connells

Tarbet Avenue
Exeter



Property Description

An extended 3 bedroom MID TERRACED HOUSE located in a fantastic area, just a walk away from the City Centre, ideal for the train station, shops, supermarkets, amenities and transport links. The home has been extended at the rear to form a large family living/dining area ideal for enjoying family time together or entertaining in the summer. The property does require modernisation and updating, ideal for putting your own stamp on. Outside there is front and rear gardens that are low maintenance and all enclosed also there is a GARAGE. NO CHAIN.

The accommodation comprises:- Entrance porch, entrance hallway, lounge, lounge/diner, kitchen, utility, downstairs WC, first floor landing, 3 bedrooms and shower room/WC.

Entrance Porch

Obscured glazed door into the hallway.

Entrance Hall

Stairs rising to the first floor with storage beneath. Radiator.

Living Room

15' 4" into recess x 10' 10" excluding bay (4.67m into recess x 3.30m excluding bay)

Feature fireplace. Double glazed bay window to the front. Radiator.

Lounge / Dining Room

21' 7" x 12' 5" into recess (6.58m x 3.78m into recess)

Feature fireplace. Double glazed sliding doors to the rear. Radiator.

Kitchen

8' 9" x 8' 5" (2.67m x 2.57m)

Matching wall and base units with worktops above. Cooker point. Sink and drainer with mixer tap. Radiator. Internal window. Door to utility.

Utility

9' 6" x 5' 2" (2.90m x 1.57m)

Space for white goods. Wall units. Storage cupboard. Obscured double glazed window and door to the rear. Door to the w.c.

W.C.

High level cistern w.c. Obscured window to the rear.

Upstairs Landing

Loft access hatch. Storage cupboard.

Bedroom 1

10' 10" excluding bay x 9' 4" to wardrobes (3.30m excluding bay x 2.84m to wardrobes)

Bedroom 2

12' 3" into recess x 11' 8" (3.73m into recess x 3.56m)

Bedroom 3

8' 7" x 8' 9" (2.62m x 2.67m)

Bathroom

Large walk in enclosure with electric shower, low level w.c. and pedestal sink. Obscured window to the rear elevation. Radiator.

Outside

The property has both front and rear gardens.

Garage

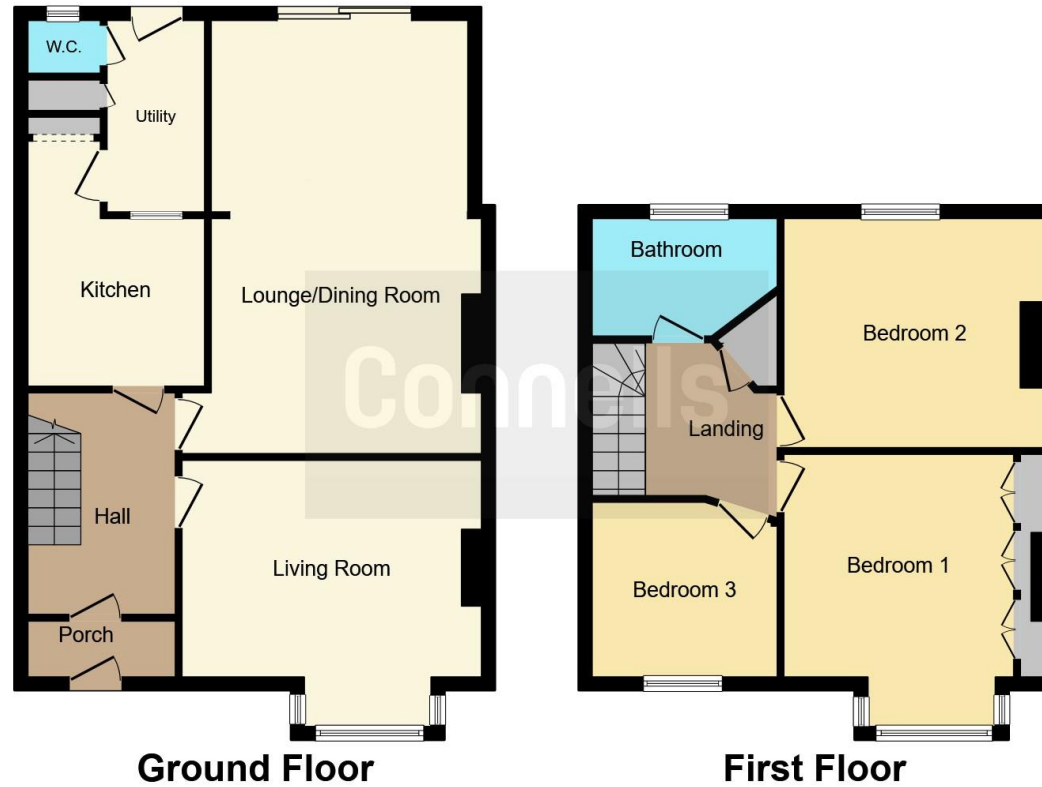
18' 4" x 9' 6" (5.59m x 2.90m)

Up and over door. Window to the side and a door providing access from the garden.









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: D Council Tax
 Band: C

Tenure: Freehold

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