

Connells

St. Annes Road Exeter







# **Property Description**

A 3 bedroom MID TERRACED HOUSE located close to Exeter City Centre ideal for a family or as an investment. The home is a great size with 2 reception rooms and a kitchen/diner at the rear. Outside there is a patio garden, perfect for enjoying alfresco dining. The accommodation comprises:- Entrance porch, entrance hallway, lounge, dining room, kitchen/diner, first floor landing, 3 bedrooms and shower room/WC. NO CHAIN.

#### **Entrance Porch**

Double glazed front aspect door. Door to...

#### **Entrance Hall**

Wall mounted radiator.

# **Living Room**

11' 9" exc bay x 11' 6" into recess ( 3.58m exc bay x 3.51m into recess )

Double glazed front aspect bay window, fireplace, picture rail, coved ceiling, wall mounted radiator.

# Reception 2

12' 1" x 9' 5" into recess (  $3.68\mbox{m}$  x  $2.87\mbox{m}$  into recess )

Double glazed rear aspect window, built-in cupboards, picture rail, wall mounted radiator.

#### Kitchen/ Diner

20' 8" max x 9' 2" max ( 6.30m max x 2.79m max )

Two double glazed side aspect windows, rear aspect door, under stairs storage, storage cupboards, wall and base units, work surfaces, stainless steel sink unit, plumbing for washing machine, tiling, boiler, electric oven, electric hob with extractor over, wall mounted radiator.

# Landing

Airing cupboard, access to loft.

### **Bedroom 1**

15' 4" exc bay x 11' 9" into recess (  $4.67 m\ exc$  bay x 3.58 m into recess )

Double glazed front aspect bay window, wall mounted radiator.

### **Bedroom 2**

11' 9" x 9' 5" into recess ( 3.58 m x 2.87 m into recess )

Double glazed rear aspect window, fireplace, wall mounted radiator.

#### **Bedroom 3**

13' 8" x 9' 2" ( 4.17m x 2.79m )
Double glazed rear aspect window, fireplace,

Double glazed rear aspect window, fireplace, shelving, wall mounted radiator.

#### **Shower Room**

Double glazed obscured side aspect window, shower cubicle with mains shower, high flush toilet, wash hand basin, tiled floor, wall mounted radiator.

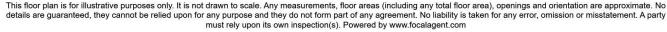
### **Rear Garden**

Patio garden with gate to rear access, bicycle storage shed, brick-built storage with plumbing for washing machine, separate WC.









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: D Council Tax Band: C

view this property online connells.co.uk/Property/EXR316978





Tenure: Freehold





<sup>1.</sup> 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.