



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 (3.68m x 2.87m 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 (4.67m exc bay x 3.58m into recess)

Double glazed front aspect bay window, wall mounted radiator.

Bedroom 2

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





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

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Tenure: Freehold



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