



Connells

Knightley Road
Exeter



Property Description

A 3 bedroom EXTENDED DETACHED HOUSE located in the sought after location of ST LEONARDS close to locals schools, amenities and access to the City Centre. The home is ready to move into and has been extended at the rear to give extra living space and it is a great family home, set on a large plot with beautiful gardens that have been landscaped and laid to lawn and all enclosed, ideal for children to enjoy and also outside dining in the evenings also with driveway parking for a approximately 4 cars leading to a GARAGE. The accommodation comprises: Entrance hallway, lounge, dining room, kitchen, first floor landing, 3 bedrooms and bathroom/WC.



Agents Note

Annual ground rent of £10 is paid on 1 January.

Entrance Hall

Double glazed obscured front aspect door, under stairs storage, wall mounted radiator.

Living Room

10' 3" x 10' 10" (3.12m x 3.30m)

Double glazed front aspect window, fireplace with gas fire, wall mounted radiator. Sliding doors to...

Dining Room

15' 9" x 9' 1" (4.80m x 2.77m)

Double glazed rear aspect door, double glazed rear aspect window, wall mounted radiator.

Kitchen

15' 10" x 8' 2" (4.83m x 2.49m)

Double glazed obscured side aspect door, double glazed rear aspect window, wall and base units, work surfaces, double sink unit, plumbing for washing machine, space for fridge freezer, electric cooker point, boiler, tiling, tiled floor, under stairs storage, wall mounted radiator.

Landing

Double glazed side aspect window.

Bedroom 1

13' 3" x 10' 2" (4.04m x 3.10m)

Double glazed front aspect window, built-in

wardrobes, wall mounted radiator.

Bedroom 2

10' 9" max x 10' 1" (3.28m max x 3.07m)

Double glazed rear aspect window, airing cupboard with shelving, wall mounted radiator.

Bedroom 3

10' x 7' 2" (3.05m x 2.18m)

Double glazed front aspect window, wall mounted radiator.

Bathroom

Double glazed obscured side aspect window, bath with electric shower over, wash hand basin, tiling, heated towel rail.

Separate WC

Double glazed obscured side aspect window, low level toilet, wash hand basin, tiling.

Rear Garden

A mature garden with lawn and patio, vegetable plot, greenhouse, outside tap, apple trees, further trees, shrubs and flowers, all enclosed by fencing.

Parking

Driveway parking for approximately 4 cars.

Garage

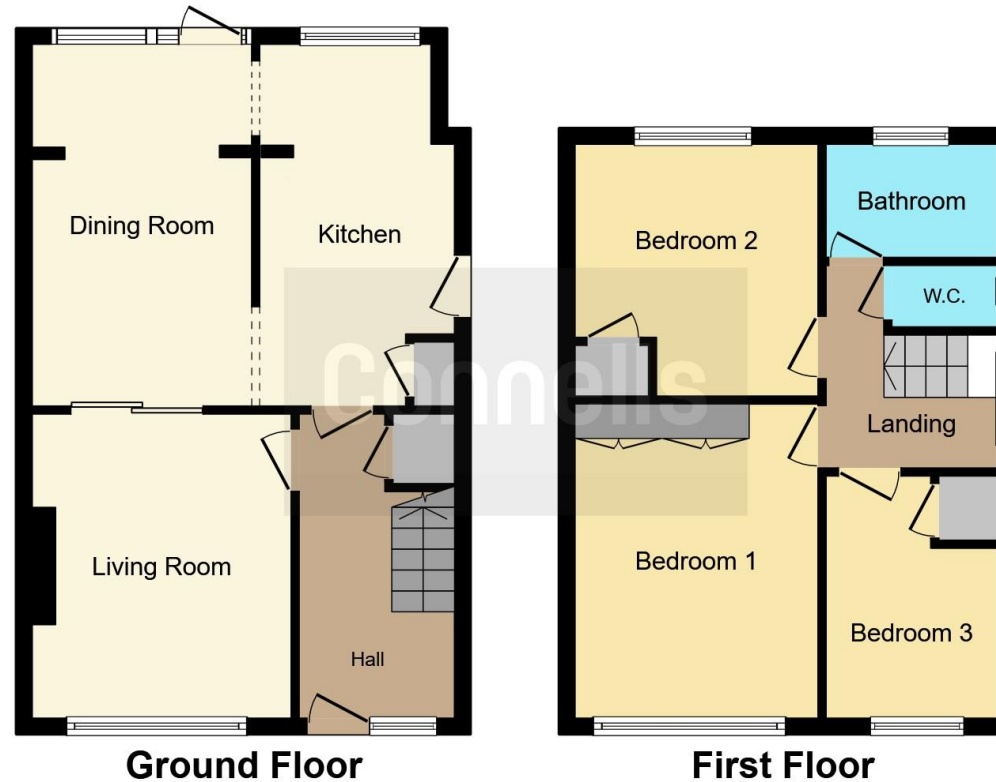
16' 7" x 8' 4" (5.05m x 2.54m)

Up and over door, power and light.









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: D

Tenure: Freehold

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