







## Property Description

*A 2 bedroom MID TERRACED HOUSE located within walking distance of EXETER CITY CENTRE, University and transport links. The home is in immaculate condition and ready to move into and is a great starter home or investment. Outside there is a courtyard garden all enclosed and a lovely tranquil space to enjoy dining in the summer evenings. The accommodation comprises:- Entrance hallway, lounge, kitchen, first floor landing, 2 bedrooms and Jack and Jill bathroom/WC.*



## Entrance Hall

Door to front, wall mounted radiator.

## Living Room

10' 3" x 9' 7" into recess ( 3.12m x 2.92m into recess )

Double glazed front aspect window, brick built fireplace with gas fire.

## Kitchen

13' into recess x 9' 8" ( 3.96m into recess x 2.95m )

Double glazed rear aspect window, double glazed rear aspect French doors, base units, wall unit housing boiler, plumbing for washing machine, plumbing for dish washer, work surfaces, stainless steel sink unit, gas cooker point with extractor over, tiling, storage cupboard, space for fridge freezer, under stairs storage, brick built feature fireplace, wall mounted radiator.

## Bedroom 1

10' 10" max x 13' 1" into recess ( 3.30m max x 3.99m into recess )

Double glazed front aspect window, wooden flooring, storage cupboard, wall mounted radiator.

## Jack And Jill Bathroom

Double glazed obscured rear aspect window, bath with shower attachment, low level toilet, wash hand basin, tiling, wooden flooring.

## Bedroom 2

9' 5" x 8' 5" into recess ( 2.87m x 2.57m into recess )

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

## Rear Courtyard

Brick built storage, plum tree, blackcurrant bush, herbs, all enclosed.



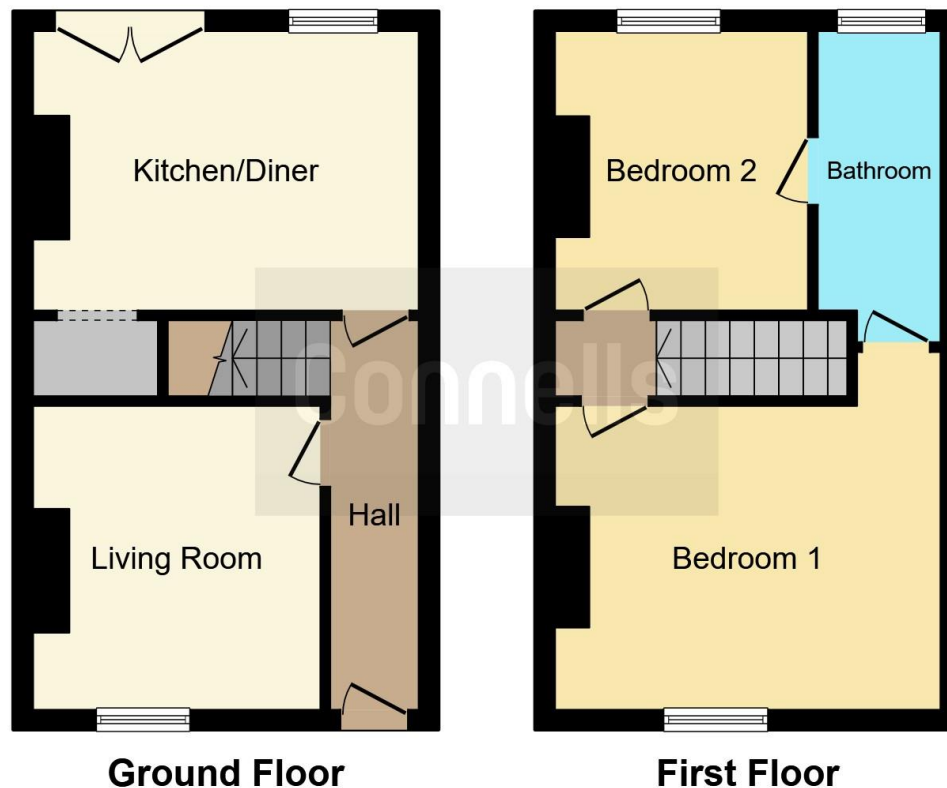












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**T 01392 221 331**  
**E [exeter@connells.co.uk](mailto:exeter@connells.co.uk)**

8-9 South Street  
 EXETER EX1 1DZ

EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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