



Connells

Bridgeman Place
Exeter

Bridgeman Place
Exeter EX1 3YU

for sale guide price
£350,000



Property Description

GUIDE PRICE £350,000 - £375,000 A 3 bedroom (1 en-suite) SEMI DETACHED BLOOR HOME located in the sought after PINHOE AREA OF Exeter with local shops, schools amenities also with easy access for commuters to the M5. The home is in immaculate condition and a credit to the current sellers. Outside there is low maintenance gardens and 2 PARKING SPACES. The accommodation comprises:- Entrance hallway, cloakroom/WC, lounge, kitchen, first floor landing, 3 bedrooms, en-suite and family bathroom.



Entrance Hall

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

Downstairs WC

Low level toilet, wash hand basin, extractor fan, wall mounted radiator.

Living Room

Double glazed front aspect window, double glazed side aspect square bay window, two wall mounted radiators.

Kitchen

Double glazed front and side aspect window, double glazed French doors to side, wall and base units, work surfaces, 1 1/2 bowl sink unit, plumbing for washing machine and dish washer, cupboard housing E-On boiler, electric oven, electric hob with extractor over, space for fridge freezer, tiling, wall mounted radiator.

Landing

Storage cupboard, access to loft.

Bedroom 1

Double glazed side aspect window, built-in mirrored wardrobes, wall mounted radiator.

En-Suite

Double glazed obscured front aspect window,

double shower cubicle with mains shower, low level toilet, wash hand basin, tiling, tiled floor, wall mounted radiator.

Bedroom 2

Double glazed front and side aspect window, wall mounted radiator.

Bedroom 3

Double glazed side aspect window, wall mounted radiator.

Bathroom

Double glazed obscured front aspect window, bath with shower attachment, low level toilet, wash hand basin, tiling, tiled floor, extractor fan, heated towel rail.

Outside

Two allocated parking spaces.

Garden with artificial grass, patio area, outside tap, shed, gate to rear access.

Agents Notes

The property is still under NHBC warranty.

Heating is provided by District E-On System.

Annual charge for the upkeep of communal areas on the Estate is approximately £330 per annum.

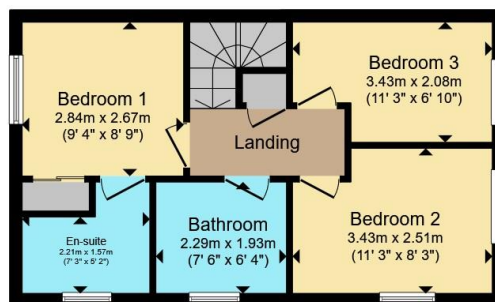








Ground Floor



First Floor

Total floor area 78.2 m² (842 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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8-9 South Street
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EPC Rating: B Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/EXR317264



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