



Connells

Myrtlebury Way
Exeter

Myrtlebury Way
Exeter EX1 3GA

for sale offers in excess of
£240,000



Property Description

A 2 bedroom END TERRACED HOUSE located on HILL BARTON ESTATE with a sociable kitchen/diner. The location is ideal for commuters with easy access to the M5 & A38 also close to shops, supermarkets and transport links. Outside there are low maintenance landscaped gardens including, patio, lawn, and decked area perfect for enjoy summer evenings also with 2 ALLOCATED PARKING SPACES. The home has been maintained to a high standard and is a credit to the current sellers. The accommodation comprises:- Entrance hallway, cloakroom/WC, lounge, kitchen/diner, first floor landing, 2 bedrooms and bathroom/WC.

Entrance Hall

Door to front, wall mounted radiator.

Downstairs WC

Double glazed obscured front aspect window, low level toilet, wash hand basin, wall mounted radiator.

Kitchen/ Diner

Double glazed rear aspect window, wall and base units, work surfaces, electric oven, electric hob with extractor over, spotlights, plumbing for washing machine, space for fridge freezer, stainless steel sink unit, wall mounted radiator. Double glazed patio doors.

Landing

Loft access.

Bedroom 1

Two double glazed front aspect windows, storage cupboard, wall mounted radiator.

Bedroom 2

Double glazed rear aspect window, wall mounted radiator.

Bathroom

Double glazed obscured side aspect window, bath with shower attachment, low level toilet, wash hand basin, tiling, extractor fan.

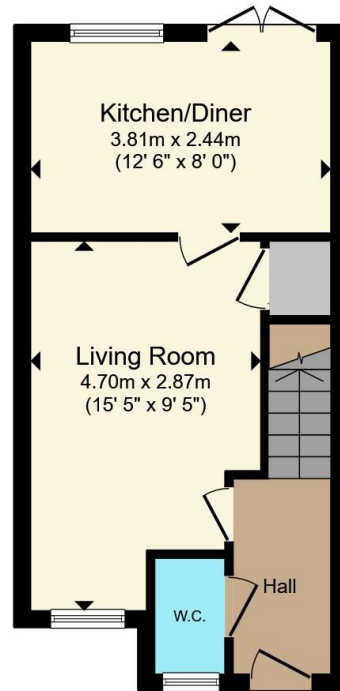
Rear Garden

South facing garden with patio, lawn and decked area, gate for side access, all enclosed by fencing.

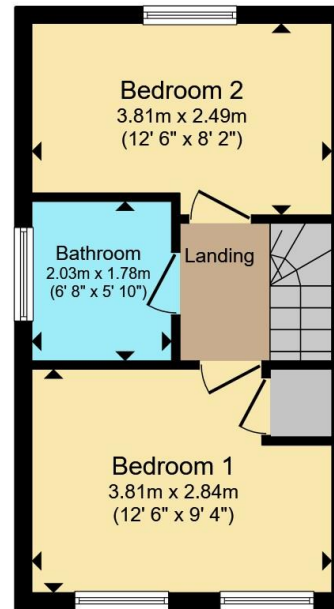








Ground Floor



First Floor

Total floor area 56.9 m² (613 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

Connells

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: B Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/EXR317265



1. 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.

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