



**Connells**

Mortimer Court  
Exeter



## Property Description

**GUIDE PRICE £280,000 - £290,000** A 3 bedroom **TERRACED HOUSE** located on a small estate, with a good sized kitchen/diner ideal for enjoying family meals. The current seller has done some improvements to the home including brand new double glazing throughout. The location is perfect for schools and access into and out of the City, ideal for commuters. Outside there is a low maintenance rear garden with patio and lawned gardens, perfect for outside dining in the summer and all enclosed for children to enjoy the space, with an **ALLOCATED PARKING SPACE**. The accommodation comprises: Entrance porch, entrance hallway, cloakroom/WC, kitchen/diner, lounge, first floor landing, 3 bedrooms and bathroom/WC. **NO CHAIN.**

## Agents Note

There is an easement on the title, please enquire with the branch.

## Entrance Hall

Double glazed obscured door to front, wall mounted radiator.

## Downstairs WC

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

## Living/ Dining Room

Double glazed French doors to rear, double glazed rear aspect window, feature fireplace, wall mounted radiator.

## Kitchen/ Diner

Double glazed front aspect window, wall and base units, work surfaces, plumbing for washing machine and dish washer, double stainless steel sink unit, gas cooker with extractor over, boiler, storage cupboard with shelves, wall mounted radiator.

## Landing

Cupboard with shelves (could be used as office space), loft access.

## Bedroom 1

Double glazed front aspect window, built-in wardrobe, wall mounted radiator.

## Bedroom 2

Double glazed rear aspect window, built-in wardrobe, wall mounted radiator.

## Bedroom 3

Double glazed rear aspect window, wall mounted radiator.

## Bathroom

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

## Rear Garden

Patio, lawned area, gate to rear access, further gate, bin store, all enclosed by wall and fencing.

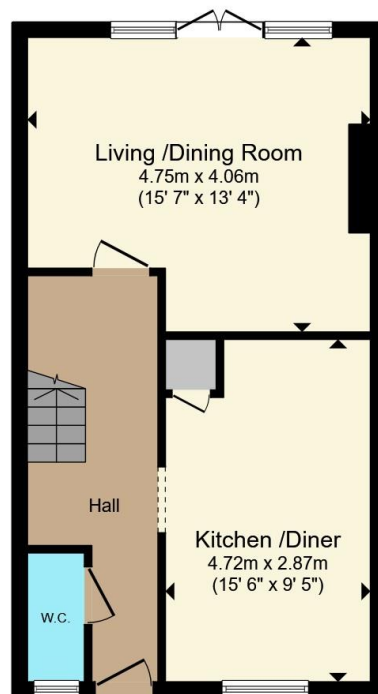
## Parking

Allocated parking space.

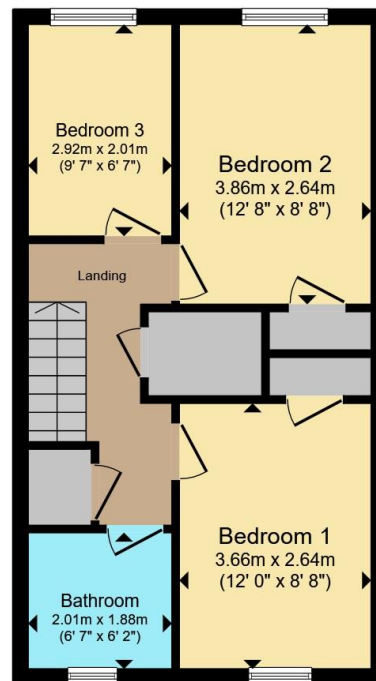








**Ground Floor**



**First Floor**

Total floor area 83.9 m<sup>2</sup> (903 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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

8-9 South Street  
EXETER EX1 1DZ

EPC Rating: D Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/EXR317345](http://connells.co.uk/Property/EXR317345)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: EXR317345 - 0002