



**Connells**

Roman Avenue  
Exeter



Roman Avenue  
Exeter EX1 3UU

for sale guide price  
**£350,000**



## Property Description

**GUIDE PRICE £350,000 - £375,000** A 3 bedroom **SEMI DETACHED HOUSE** located in the **PINHOE/MONKERTON** area of Exeter. The home is immaculate and ready to move into with a kitchen/diner across the rear leading out onto the garden, perfect for entertaining and summer evenings. Outside there is a rear low maintenance garden which is all enclosed and has gated access to 2 **PARKING SPACES**. **NO CHAIN**. The accommodation comprises:- Entrance hallway, lounge, inner hallway, cloakroom/WC, kitchen/diner, first floor landing, 3 bedrooms, en suite and bathroom/WC.

## Agents Notes

The property was built in 2021 and there are approximately 6 years remaining on the NHBC warranty.

Heating is provided by District E-On System.

## Entrance Hall

Double glazed obscured door to front, wall mounted radiator.

## Living Room

Double glazed front aspect window, wall mounted radiator.

## Inner Hall

Under stairs cupboard.

## Downstairs WC

7' 2" x 4' 9" ( 2.18m x 1.45m )

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

## Kitchen/ Diner

Double glazed rear aspect window, double glazed French doors to rear, wall and base units, work surfaces, electric grill, electric oven, electric hob with extractor over, 1 1/2 bowl stainless steel sink unit, built-in fridge freezer, built-in dish washer, built-in washing machine, cupboard housing E-On boiler.

## Landing

Loft access, wall mounted radiator.

## Bedroom 1

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

## En Suite

Double glazed obscured front aspect window, shower cubicle with mains shower, low level toilet, wash hand basin, heated towel rail, extractor fan.

## Bedroom 2

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

## Bedroom 3

Double glazed rear aspect window, wall mounted radiator.

## Bathroom

Bath with shower attachment, low level toilet, wash hand basin, tiling, heated towel rail, extractor fan.

## Outside

Rear garden with lawned area, steps down to rear gate, outside tap. All enclosed by fencing. Two parking spaces at rear.

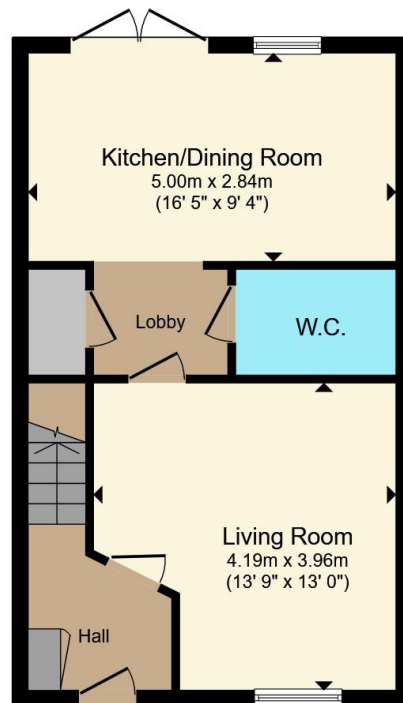




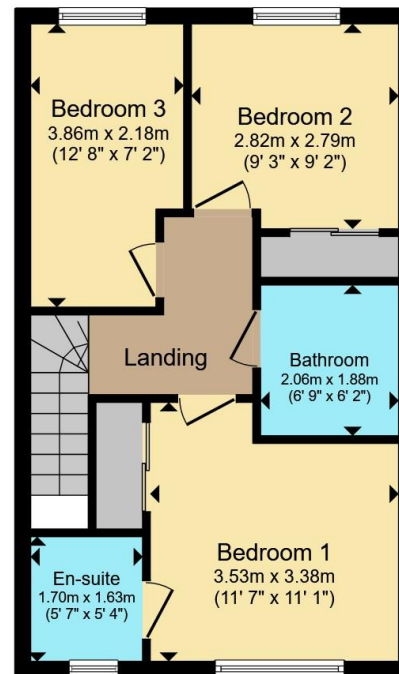








**Ground Floor**



**First Floor**

Total floor area 86.9 m<sup>2</sup> (935 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**

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8-9 South Street  
EXETER EX1 1DZ

EPC Rating: B Council Tax  
Band: D

Tenure: Freehold

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