



West Down Court, Exeter

Connells SIGNATURE



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Entrance Hall

Double glazed door.

Downstairs WC

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

Living Room

16' 1" max x 12' 9" max (4.90m max x 3.89m max)
Double glazed patio doors to side, laminate floor, wall mounted radiator.

Kitchen/ Dining Room

18' 8" max x 10' 1" max (5.69m max x 3.07m max)
Double glazed front and side aspect windows, wall and base units, work surfaces, breakfast bar, stainless steel sink/ drainer, boiler cupboard, electric hob, electric oven with extractor over, built in

dish washer and washing machine, under stairs cupboard, laminate floor, wall mounted radiator.

Landing

Bedroom 1

9' 7" x 10' 8" max (2.92m x 3.25m max)
Double glazed side aspect window, built in wardrobes, wall mounted radiator.

En Suite

Double glazed obscured front aspect window, shower cubicle with mains shower, tiled floor and walls, low level toilet, wash hand basin, extractor fan.

Bedroom 2

9' 4" x 8' 9" (2.84m x 2.67m)
Double glazed side aspect window, built in wardrobe, wall mounted radiator.

Bedroom 3

6' 7" max x 8' 4" max (2.01m max x 2.54m max)
Double glazed front aspect window, wall mounted radiator.

Bathroom

Double glazed obscured rear aspect window, bath, low level toilet, wash hand basin, tiled walls and floor, wall mounted radiator.

Front Garden

Gravelled area. Patio garden and area of lawn. Shrubs to side.

Rear Garden

Lawned garden enclosed by fencing, with variety of shrubs and trees. Gate to front.

Parking

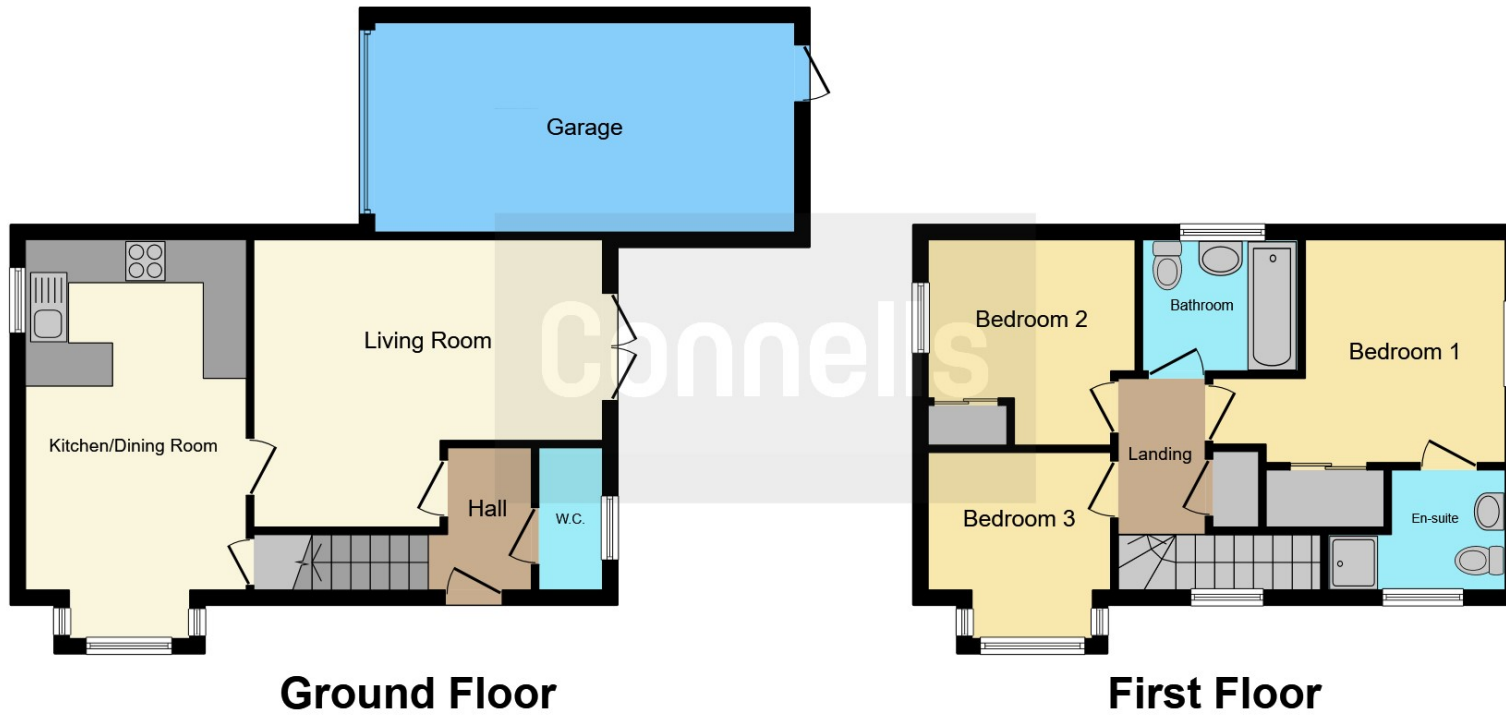
1 parking bay to front and driveway to garage.

Garage

Up and over door, light and power.







Ground Floor

First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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A 3 bedroom (1 en-suite) LINK DETACHED HOUSE in the Cranbrook area on a corner plot and ready to move into. There is access to a train station, transport links, shops and amenities. Previously the show home for the estate, there are gardens, driveway parking to a garage and an extra parking space.

Tenure: Freehold

EPC Rating: C

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To view this property please contact us on

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