

Connells

Burns Avenue
Exeter

Burns Avenue
Exeter EX2 6BX

for sale guide price
£220,000







Property Description

GUIDE PRICE £220,000 - £230,000

Located on the sought-after Burns Avenue, this beautifully presented property offers well-appointed accommodation ideally suited to first-time buyers, young families or those looking to downsize without compromising on style and comfort. The ground floor features a welcoming and modern living room, providing a comfortable space to relax and unwind. The contemporary kitchen is well-equipped and thoughtfully designed, offering ample storage and workspace. To the rear, an extended sun room creates an additional reception area filled with natural light and provides direct access to the garden, making it an ideal space for dining, entertaining or simply enjoying views of the outside space. A convenient downstairs W.C. completes the ground floor accommodation. To the first floor, there are two generous bedrooms, both offering comfortable and versatile living space. These are served by a modern family bathroom fitted with a stylish suite. Externally, the property benefits from a private driveway to the front providing off-road parking for two vehicles. The rear garden is fully enclosed and designed for ease of maintenance, featuring a patio seating area and artificial lawn, creating an attractive outdoor space that can be enjoyed throughout the year.

Combining modern interiors, practical living space and excellent outdoor areas, this superb home is ready to move straight into and must be viewed to be fully appreciated.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Downstairs WC

Double glazed rear aspect window, low level toilet, wash hand basin.

Living Room

Double glazed front aspect window, wall mounted radiator.

Kitchen

Wall and base units, work surfaces, sink unit, space for dish washer, oven and hob with extractor over, double glazed rear aspect window and door to...

Conservatory

With sliding doors to garden.

Bedroom 1

Double glazed front aspect window, wall mounted radiator.

Bedroom 2

Double glazed rear aspect window, wall mounted radiator.

Shower Room

Double glazed side aspect window, walk-in shower, low level toilet, wash hand basin, wall mounted radiator.

Rear Garden

Patio, astro lawn, garden shed.

Parking

Driveway parking for two cars.







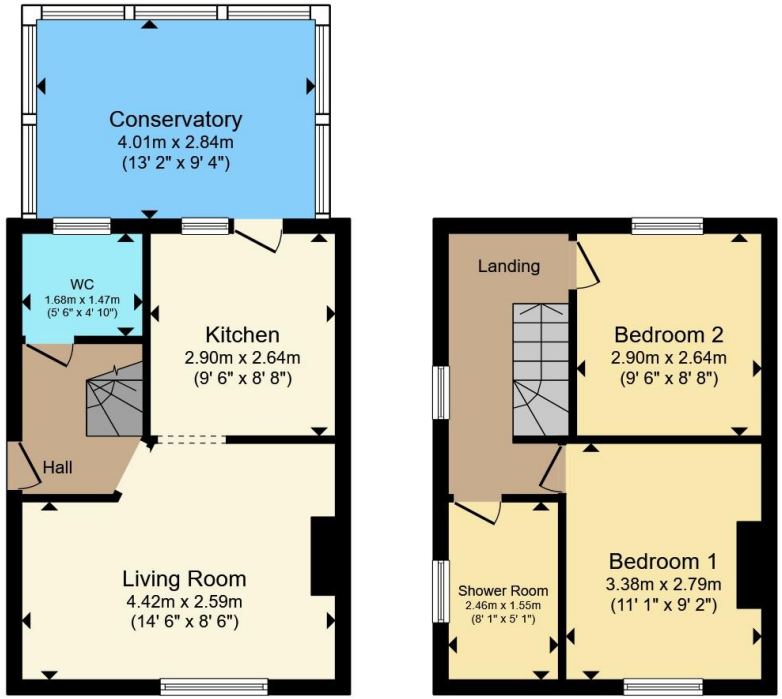












Ground Floor **First Floor**

Total floor area 69.0 m² (743 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

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8-9 South Street
EXETER EX1 1DZ

EPC Rating: D

Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/EXR318480

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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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