



Connells

Ripon Close  
Exeter



### Property Description

*Situated in the popular Red Hills area of Exeter, this well-presented four bedroom townhouse offers flexible and spacious accommodation arranged over three floors, making it ideal for families or those working from home.*

*The property is approached via off-road parking to the front and also benefits from an integral garage, providing additional storage or secure parking. Upon entering, the entrance hall gives access to a generously sized ground floor bedroom, which could also serve as a home office or guest room. This level also benefits from useful fitted storage beneath the stairs.*

*Stairs rise to the first floor, where you will find a bright and spacious L-shaped living/dining room, offering an excellent space for both relaxing and entertaining. A modern fitted kitchen creates a sociable layout while maintaining defined spaces. A convenient cloakroom W.C. is also located on this floor.*

*The second floor comprises three further bedrooms, all well-proportioned, along with a family bathroom finished in a modern style.*

*Externally, the rear garden has been designed for ease of maintenance, featuring a level gravelled patio area, railway sleeper borders to the rear bank, and a raised decked seating area-perfect for outdoor dining or relaxing.*

*This versatile and well-maintained home offers a great balance of space, practicality, and location, making it an excellent opportunity for a variety of buyers.*

## Ground Floor Hallway

Stairs to first floor.

## Integrated Garage

Up and over door, power and light.

## Bedroom 1

Front aspect window, two under-stairs storage cupboards, wall mounted radiator.

## First Floor Dining Living Room

Open plan 'L' shape room with two front aspect windows, rear aspect window and door, electric fire, wall mounted radiator.

## Kitchen

Rear aspect window, modern wall and base units, work surfaces, sink unit, serving hatch, boiler, space for under counter fridge, freezer, washing machine and oven with extractor over, small wall mounted radiator.

## WC

Rear aspect window, low level toilet, wash hand basin, wall mounted radiator,

## Second Floor Bedroom 2

Front aspect window, wall mounted radiator.

## Bedroom 3

Rear aspect window, wall mounted radiator.

## Bedroom 4

Small box room with large over-stair cupboard. Front aspect window.

## Bathroom

Rear aspect window, corner bath, low level toilet, wash hand basin, wall mounted radiator.

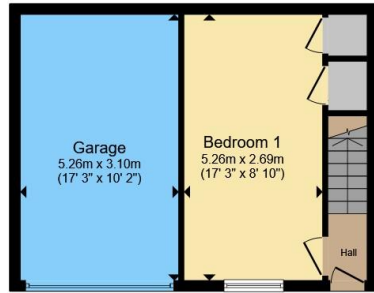
## Outside

Gravelled driveway parking to front. Rear garden with gravelled patio area, small raised deck, sleeper flower bed, sloped grass bank, fenced surround with mature trees on rear border.

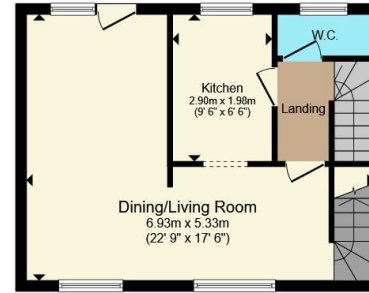




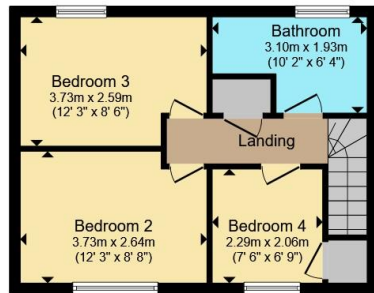




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 110.9 m<sup>2</sup> (1,194 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)



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: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/EXR317662](http://connells.co.uk/Property/EXR317662)**



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: EXR317662 - 0005