



Connells

Celia Crescent
Exeter

Celia Crescent Exeter EX4 9DU



Property Description

A 1 bedroom SEMI DETACHED HOUSE in a great location for transport links in & out of the city, local shops and amenities. This home is ideal as an investment or first time buyer, it has been modernised to include recently fitted kitchen and bathroom. Outside there a lawned garden area ideal for enjoying summer evenings, also residents car park with visitors parking. The accommodation comprises:- Lounge, kitchen, first floor landing, bedroom and bathroom/WC.

Living Room

Double glazed rear aspect window with great outlook, wall mounted radiator.

Kitchen

Double glazed side aspect window, wall and base units, work surfaces, boiler, sink unit, electric oven and gas hob with extractor over, plumbing for washing machine, space for fridge, under stairs cupboard.

Landing

Loft access.

Bedroom 1

Double glazed front and side aspect window with coastal/estuary views and views across the whole of Exeter, curtained recessed wardrobes, wall mounted radiator.

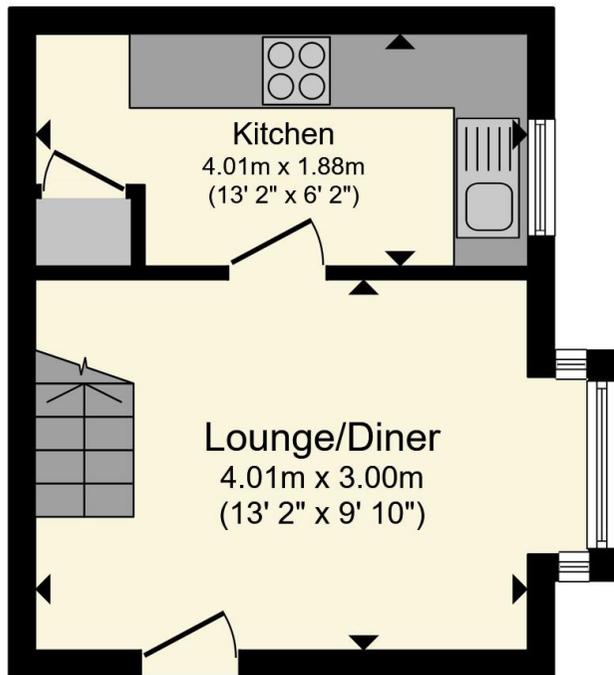
Bathroom

Double glazed obscured side aspect window, bath with mains shower over, low level toilet, wash hand basin, tiling, wall mounted radiator.

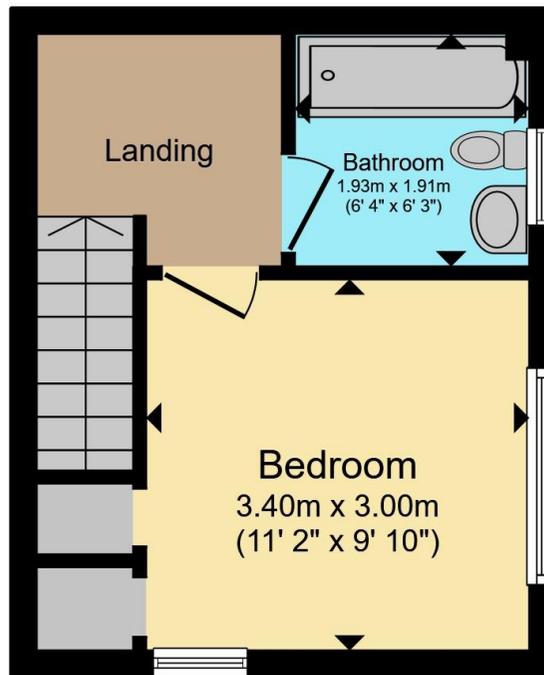
Outside

Storage area, further storage. Rear garden with lawn, gravelled areas, trees.





Ground Floor



First Floor

Total floor area 40.5 m² (436 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



To view this property please contact Connells on

T 01392 221 331
E exeter@connells.co.uk

8-9 South Street
EXETER EX1 1DZ

EPC Rating: C Council Tax
Band: B

view this property online connells.co.uk/Property/EXR317427

Tenure: Freehold



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EXR317427 - 0002