



Connells

Woodleigh Close
Exeter



Property Description

This spacious and well-presented split-level property offers comfortable and versatile accommodation arranged across two levels. The ground floor welcomes you via an entrance porch leading into the central hallway. On this level you will find Bedroom One, a convenient WC, a modern fitted kitchen and a bright open plan living/dining area, providing an ideal space for both everyday living and entertaining.

Stairs descend to the lower ground floor where there are two further bedrooms, a wet room and access to a substantial under-garage storage area with limited head height, offering excellent additional storage space.

Externally, the property benefits from a private driveway leading to a single garage, along with a neatly planted front garden. The enclosed rear garden can be accessed via a side pathway or directly from the lower ground floor and features a patio seating area, decked terrace and lawn, complemented by established flowerbed borders and fenced boundaries, creating an attractive and private outdoor environment.

Agents Notes

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

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.

Cloakroom

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

Living/ Dining Room

Two double glazed rear aspect windows with countryside views, serving hatch, two wall mounted radiators.

Kitchen

Double glazed rear aspect window, wall and base units, work surfaces, oven and hob with extractor over, built-in dish washer and fridge freezer, sink unit.

Bedroom 2

Double glazed front aspect window, wall mounted radiator.

Lower Ground Floor

Bedroom 1

Double glazed rear aspect window, wall mounted radiator.

Bedroom 3

Double glazed rear aspect window, wall mounted radiator.

Shower Room

Double glazed rear aspect window, wet room style shower, low level toilet, wash hand basin.

Storage

Large storage area under Garage - two storage cupboards.

Front Garden

Lawn area with flower beds.

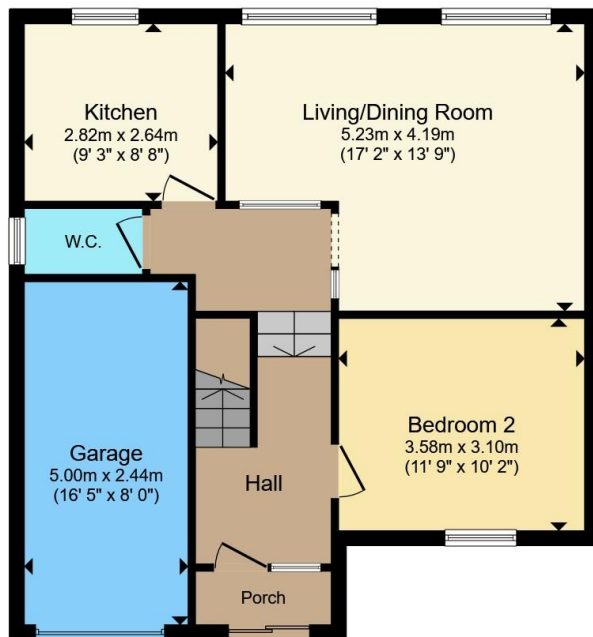
Rear Garden

Lawn, patio area and decking.

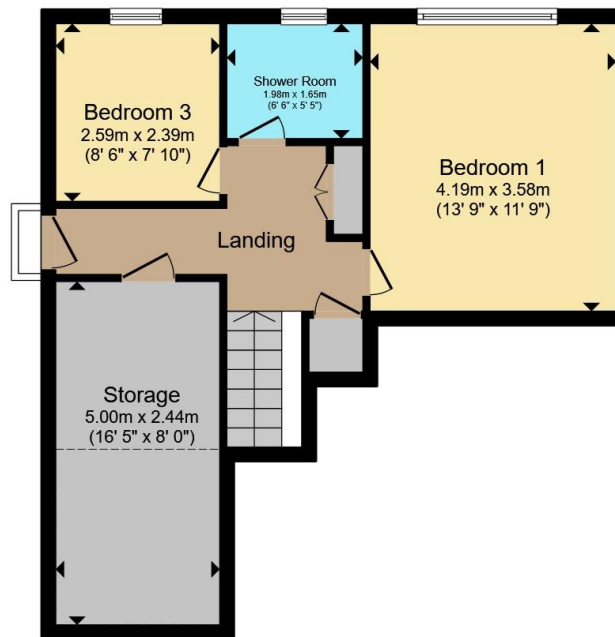
Parking

Garage with side aspect window, boiler. Driveway parking.





Ground Floor



Lower Ground Floor

Total floor area 114.6 m² (1,233 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



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8-9 South Street
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EPC Rating: C Council Tax
Band: D

view this property online connells.co.uk/Property/EXR318221

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.

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