



Connells

Melrose Avenue
Exeter

Melrose Avenue
Exeter EX1 3FY

for sale guide price
£350,000



Property Description

GUIDE PRICE £350,000 - £375,000 A 3 bedroom (1 en-suite) **SEMI DETACHED HOUSE** located in the **HILL BARTON VALE** area of Exeter ideal for good schools, shops, amenities and transport links leading into Exeter and also out to the M5. The home is ready to move into and with a kitchen/diner across the rear leading to the landscaped garden ideal for children with a patio area for enjoying alfresco dining and artificial grass for easy maintenance, also with driveway parking to a **GARAGE**. **NO CHAIN**. The accommodation comprises:- Entrance hallway, cloakroom/WC, lounge, kitchen/diner, utility room, first floor landing, 3 bedrooms and bathroom/WC.

Agents Notes

We are aware of a Management/Service Charge payable which is TBC.

Heating is provided by E-On District System.

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

Entrance Hall

Door to front, under stairs storage, wall mounted radiator.

Downstairs WC

Low level toilet, wash hand basin, tiling, extractor fan, wall mounted radiator.

Living Room

12' 2" x 12' 8" (3.71m x 3.86m)

Double glazed front aspect window, wall mounted radiator.

Kitchen/ Diner

17' 9" x 9' 4" (5.41m x 2.84m)

Double glazed rear aspect window, double glazed patio doors to rear, wall and base units, work surfaces, 1 1/2 bowl stainless steel sink unit, double electric oven, electric hob with extractor over, wall mounted radiator.

Utility Room

7' 6" x 5' 4" (2.29m x 1.63m)

Double glazed obscured side aspect door, plumbing for washing machine, space for tumble dryer, cupboard with District heating unit, shelving, work surfaces.

Landing

Loft access, cupboard with shelving.

Bedroom 1

12' 9" x 10' 5" (3.89m x 3.17m)

Double glazed front aspect window, built-in wardrobes, wall mounted radiator.

En Suite

Double glazed obscured front aspect window, shower cubicle with mains shower, low level toilet, wash hand basin, extractor fan, heated towel rail.

Bedroom 2

9' 5" x 9' 5" (2.87m x 2.87m)

Double glazed rear aspect window, wall mounted radiator.

Bedroom 3

9' 5" x 8' 1" (2.87m x 2.46m)

Double glazed rear aspect window, wall mounted radiator.

Bathroom

Double glazed obscured side aspect window, bath with electric shower over, low level toilet, wash hand basin, tiling, extractor fan, heated towel rail.

Outside

Rear garden with patio, artificial grass, outside tap, gated access to front, all enclosed by fencing. Driveway parking to...

Garage

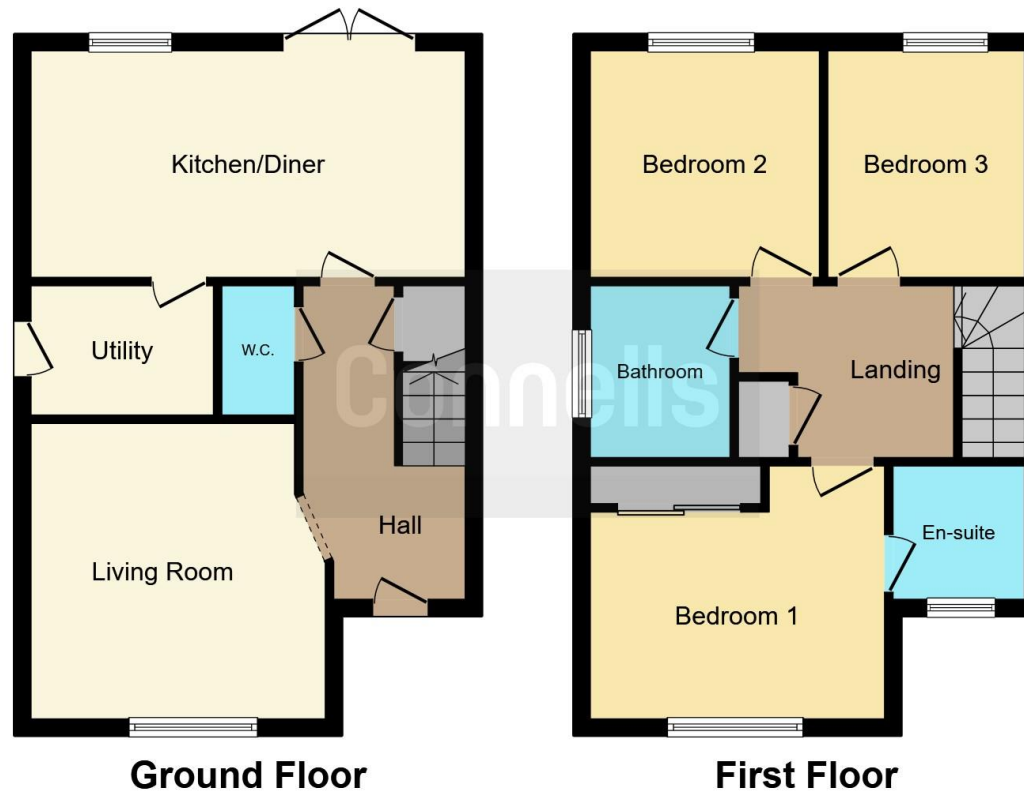
19' 5" x 9' 7" (5.92m x 2.92m)

Up and over door, power and light.









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.focalagent.com

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8-9 South Street
 EXETER EX1 1DZ

EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/EXR317240



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.

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