



Connells

Hood Drive
Exeter



Property Description

Situated on the popular Hood Drive, this immaculate four-bedroom property offers generous and versatile accommodation ideal for families. The ground floor comprises a spacious living room with doors opening onto the rear garden, a well-appointed kitchen/dining area providing ample space for everyday living and entertaining, and a convenient downstairs cloakroom W.C.

Upstairs, the property boasts four well-sized bedrooms and a family bathroom, offering comfortable accommodation for growing families or those requiring additional home office space.

Externally, the rear garden provides a private and enclosed outdoor retreat, mainly laid to lawn with attractive planted flowerbed borders and a garden shed for additional storage. A patio seating area directly accessed from the living room creates the perfect space for outdoor dining and relaxation.

Further benefits include two leasehold single garages, ideal for secure parking or storage. One garage is fitted with an electric up-and-over door for added convenience and easy vehicle access. To the front of the property, there is ample on-road parking available for residents and visitors.

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.

Entrance Hall

Under stairs storage, wall mounted radiator.

Downstairs WC

Low level toilet, wash hand basin, wall mounted radiator.

Living Room

Double glazed front aspect window and French doors to side.

Kitchen/ Dining Room

Double glazed front and rear aspect window, wall and base units, work surfaces, sink unit, built-in dish washer, oven and gas hob, wall mounted radiator.

Utility Room

Boiler, space for appliances, door to garden, wall mounted radiator.

Bedroom 1

Double glazed side aspect window, fitted wardrobes, wall mounted radiator.

En-Suite

Double glazed rear aspect window, mains shower, low level toilet, wash hand basin, wall mounted radiator.

Bedroom 2

Double glazed rear aspect window, fitted wardrobe, wall mounted radiator.

Bedroom 3

Double glazed side aspect window, wall mounted radiator.

Bedroom 4

Double glazed front aspect window, wall mounted radiator.

Bathroom

Double glazed side aspect window, bath, electric shower, low level toilet, wash hand basin, wall mounted radiator.

Rear Garden

Lawn, patio, shed, side gate.

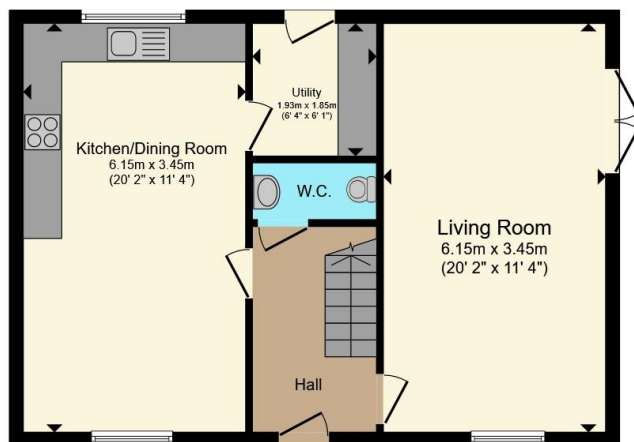
Parking

Two leasehold single garages under the coach house (999 years from 01/01/2015), one with electric door, power and light.

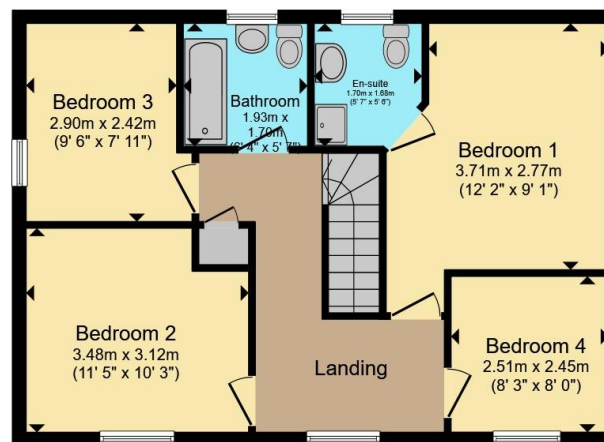








Ground Floor



First Floor

Total floor area 115.0 m² (1,237 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: Council Tax
Awaited Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/EXR318261



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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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