



Connells

Old Park Avenue
Exeter

Old Park Avenue
Exeter EX1 3WE

for sale guide price
£270,000



Property Description

GUIDE PRICE £270,000 - £280,000. Offered to the market with no onward chain, this spacious end of terrace home occupies a popular position on Old Park Avenue and provides well-presented accommodation throughout. To the front of the property, a private driveway provides convenient off-road parking before a pathway leads to the entrance. Stepping inside, the welcoming hallway offers stairs rising to the first floor and access to the bright and spacious living room. A large front aspect window allows plenty of natural light to flood the room, creating a comfortable and inviting space to relax.

A door leads through to the modern kitchen and dining room, fitted with a range of wall and base units, generous work surfaces and space for a selection of appliances. The sink is positioned beneath a window overlooking the rear garden, while a rear door provides direct access outside.

The rear garden has been beautifully maintained and offers a wonderful space to enjoy throughout the seasons. A sun-trap patio adjoins the property, surrounded by mature flowers and shrubs, before steps lead down to a further decorative patio seating area and a useful garden shed. A side gate provides convenient access back to the front of the house.

Upstairs, the property offers two generous double bedrooms together with a modern family bathroom, completing the well-balanced accommodation.

Agents Notes

The sellers have confirmed that the council tax rating is Band C, but this has not been verified against the register.

There is a GreenSquare Accord Estate Upkeep Fee which is currently £230 per annum. Please enquire with the branch for further details.

Living Room

Double glazed front aspect window, under stairs storage, wall mounted radiator.

Kitchen

Double glazed rear aspect window and door, wall and base units, work surfaces, oven and gas hob, fridge freezer, space for dish washer, wall mounted radiator.

Downstairs Wc

Double glazed rear aspect window, low level toilet, wash hand basin, storage space.

Bedroom 1

Double glazed rear aspect window, storage cupboard, wall mounted radiator.

Bedroom 2

Double glazed front aspect window, storage cupboard, wall mounted radiator.

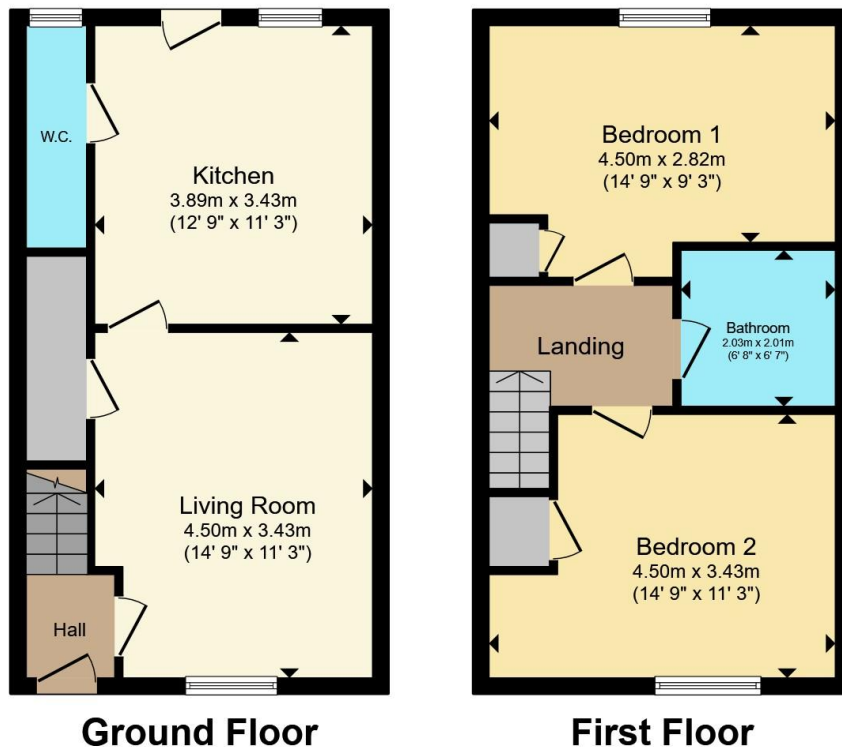
Bathroom

Bath with shower over, low level toilet, wash hand basin.

Rear Garden

Patio area, shed, shingle/slate patio area.





Total floor area 76.2 m² (821 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: C

view this property online connells.co.uk/Property/EXR317967

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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