



**Connells**

Conrad Avenue  
Exeter



## Property Description

**GUIDE PRICE £350,000 - £375,000**

*Situated in the sought-after Whipton area of Exeter, this beautifully presented three-bedroom semi-detached home offers spacious and well-appointed accommodation, ideal for families or couples.*

*The property is approached via an entrance porch, leading through to a welcoming hallway with stairs rising to the first floor. From here, doors open into a large open-plan living and dining area, creating a bright and sociable space. The living area benefits from a bay window to the front, while to the rear, a conservatory provides additional living space and pleasant views over the garden. The ground floor is completed by a modern fitted kitchen, offering a practical and stylish space for everyday use. Upstairs, the property comprises two good-sized double bedrooms, a further single bedroom, and a contemporary shower room, all presented to a high standard. Externally, the home continues to impress. To the front, there is off-road parking, along with side access leading to the rear garden. The garden itself is generously sized and thoughtfully arranged, featuring a large grey gravelled area ideal for outdoor seating and entertaining, which borders a well-maintained lawn. The space is further enhanced by attractive, well-planted flowerbeds lining the boundaries, creating a pleasant and inviting outdoor setting. This superb home combines space, style, and a desirable location, making it a fantastic opportunity for a range of buyers.*

## Entrance Hall

Under stairs storage.

## Living Room

Double glazed front aspect bay window, new carpet, wall mounted radiator.

## Dining Room

Wall mounted radiator, French doors to...

## Conservatory

Sliding doors to garden. Door to WC with storage, low level toilet and wash hand basin.

## Kitchen

New modern fitted kitchen with double glazed side aspect window, wall and base units, work surfaces, built-in fridge freezer and washing machine, electric oven, gas hob with extractor over, sink unit.

## Bedroom 1

Double glazed front aspect bay window, wall mounted radiator.

## Bedroom 2

Double glazed rear aspect window, wall mounted radiator.

## Bedroom 3

Double glazed front aspect window, wall mounted radiator.

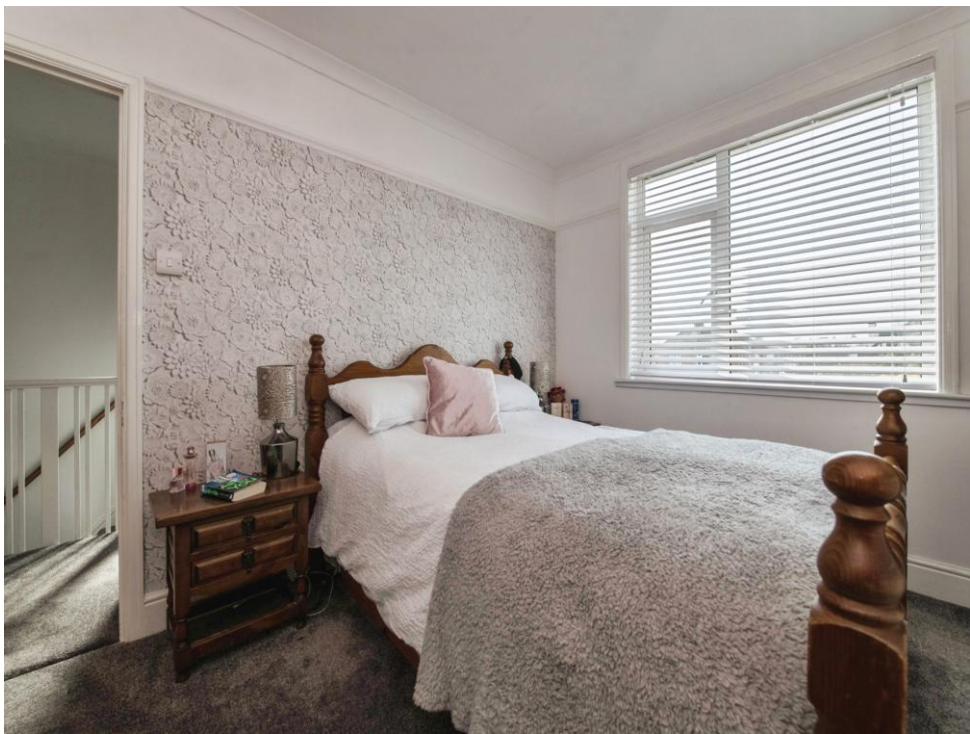
## Shower Room

Double glazed rear aspect window, large mains rainfall shower, low level toilet, wash hand basin, heated towel rail.

## Rear Garden

Large rear garden with gravel patio areas, planted beds, lawn. Large shed/home office.









Total floor area 87.7 m<sup>2</sup> (944 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](http://www.propertybox.io)



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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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