



Connells

Blackthorn Crescent
Exeter



Property Description

GUIDE PRICE £270,000 - £280,000

Situated in a quiet and desirable area of Exeter, this warm and inviting three-bedroom home has been thoughtfully updated to create a comfortable and contemporary living space. The ground floor features a welcoming entrance hall leading into a generous lounge, which flows seamlessly into a bright conservatory overlooking the garden. The modern kitchen has been finished to a high standard and is complemented by a practical utility room, offering excellent additional space and convenience. Upstairs, the property offers three well-proportioned bedrooms along with a recently refurbished family bathroom, finished in a clean and modern style. Each room is well presented, making this an ideal home for families, first-time buyers, or professionals seeking a move-in-ready property.

Externally, the home benefits from a large enclosed rear garden, perfect for relaxing or entertaining, as well as a low-maintenance front garden. Positioned within easy reach of Exeter's city centre while enjoying a peaceful residential setting, this property offers the perfect balance of tranquillity and accessibility. Early viewing is highly recommended.

Entrance Hall

Wall mounted radiator.

Living Room

Double glazed front aspect window, electric wall mounted fireplace, two wall mounted radiators. French doors to...

Conservatory

uPVC double glazed throughout, wall mounted radiator, door to rear garden.

Kitchen

Double glazed rear aspect window and door to garden, modern high gloss base units with wooden work tops, electric oven and hob with extractor over, sink and drainer, storage cupboard, space for washing machine and dish washer, wall mounted radiator.

Utility Room

Front door access, wooden work tops with space for appliances under, double glazed front aspect window, wall mounted radiator.

Bedroom 1

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

Bedroom 2

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

Bedroom 3

Double glazed rear aspect window, wall mounted radiator.

Bathroom

Double glazed rear aspect window, new suite comprising of bath, low level toilet and wash hand basin, heated towel rail.

Boiler Room

Double glazed rear aspect window, boiler, storage space.

Front Garden

Landscape bark chippings, path to front door, mature tree, gated access with low wall to front and fencing to sides.

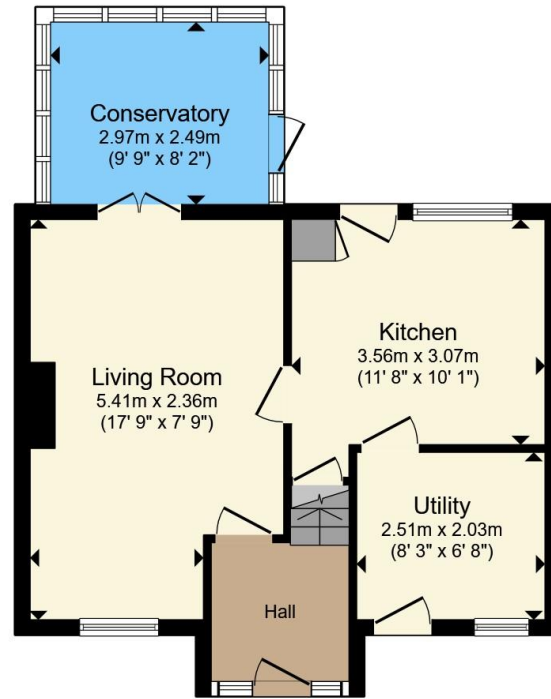
Rear Garden

Fenced surround, gravelled patio area, large lawn.

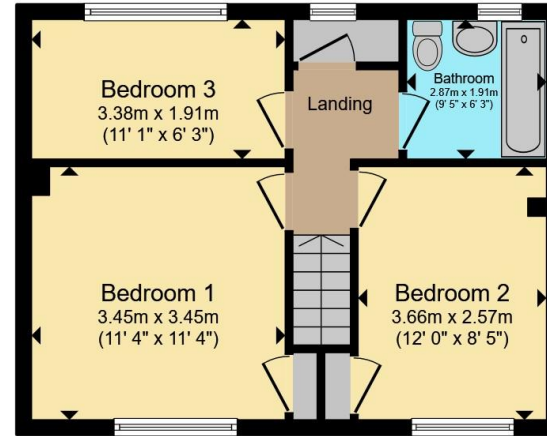








Ground Floor



First Floor

Total floor area 86.1 m² (927 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



To view this property please contact Connells on

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

Tenure: Freehold

view this property online connells.co.uk/Property/EXR317657



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