



Connells

Newman Road
Exeter



Property Description

Occupying an attractive corner plot on the popular Newman Road, this spacious semi-detached home offers flexible accommodation throughout and benefits from ample off-road parking, a garage and excellent potential to suit a variety of buyers.

To the front, a substantial driveway provides parking for several vehicles, while the single garage offers useful additional storage or workshop space. The property is entered via a porch, leading into the entrance hall with stairs rising to the first floor. The ground floor features a generous living room which has been thoughtfully divided by the current owners to create an additional fourth bedroom. This versatile space is ideal for guests, a home office or multi-generational living, while also offering the potential to be reinstated as one large living and dining room if preferred. Positioned within a rear extension, the fitted kitchen offers a range of wall and base units, generous worktop space and room for a selection of appliances. A door provides direct access to the rear garden. Upstairs, there are three well-proportioned bedrooms together with a useful utility area, providing space for laundry appliances before leading into the family bathroom.

Outside, the enclosed rear courtyard has been designed for ease of maintenance and enjoys a private setting. The garden also benefits from a brick-built outside store, ideal for additional storage, along with gated side access leading to the front of the property.

Entrance Porch

Door to side, front aspect window, wall mounted radiator.

Entrance Hall

Under stairs storage.

Living Room

Wall mounted radiator.

Kitchen

Double glazed rear aspect window, wall and base units, work surfaces, sink unit, oven and gas hob, boiler.

Utility

Double glazed side aspect window, sink unit, storage, door to garden.

Ground Floor Bedroom 4

Double glazed front aspect window, wall mounted radiator.

Ground Floor Bathroom

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

Landing

Storage cupboard.

Bedroom 1

Double glazed rear aspect window, wall mounted radiator.

Bedroom 2

Double glazed front aspect window, wall mounted radiator.

Bedroom 3

Double glazed rear aspect window, wall mounted radiator.

Shower Room

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

Rear Garden

Patio area, storage shed.

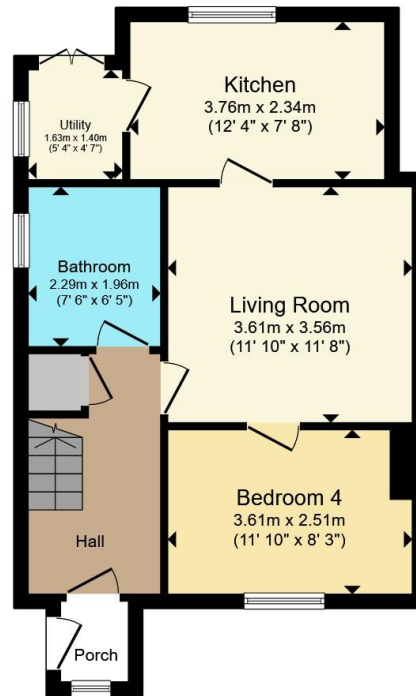
Parking

Garage and driveway parking for 3+ cars.

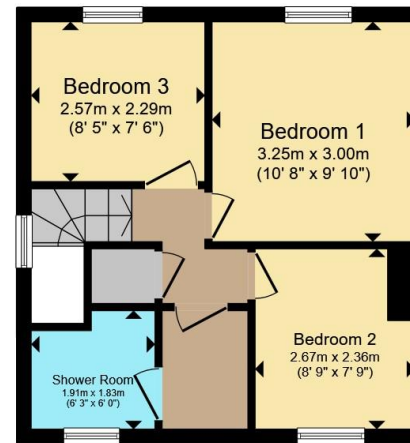








Ground Floor



First Floor

Total floor area 79.9 m² (860 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: D Council Tax
Band: B

Tenure: Freehold

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