





Property Description

GUIDE PRICE £260,000 - £270,000.

Situated in the popular residential area of Browning Close, Exeter, this spacious three bedroom property offers flexible accommodation and excellent additional storage space.

The ground floor comprises a large living room, providing a comfortable and inviting area for relaxing and entertaining, along with a kitchen/dining space offering plenty of room for family living.

Upstairs, there are three well-proportioned bedrooms and a family bathroom. Accessed from the front bedroom, the converted loft area provides a further versatile space, ideal for use as a home office, playroom, or hobby area. Externally, the property features a front garden laid with artificial grass and a pathway leading to the entrance. A side gate gives access to the rear garden, which has been designed for low maintenance with a spacious patio area. The rear also benefits from several substantial brick-built storage and workshop buildings, offering excellent potential for storage, hobbies, or workspace use.

This versatile home offers excellent space both inside and out, making it an ideal choice for a range of buyers.

Entrance Hall

Under stairs storage, wall mounted radiator, arch to...

Living Room

Double glazed front aspect bay window, fireplace with gas fire, shelves on either side of the chimney.

Kitchen/ Diner

Double glazed rear aspect window, wall and base units, work surfaces, oven and gas hob with extractor over, sliding door to rear, wall mounted radiator, space for fridge freezer,

Bedroom 1

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

Bedroom 2

Double glazed rear aspect window, wall mounted radiator.

Bedroom 3 & Study Area

Two small double glazed front aspect window, storage shelves, cupboard, wall mounted radiator. Stairs to...

Loft Conversion

A large room with two rear aspect Velux windows, eaves storage and wall mounted radiator.

Bathroom

Double glazed rear aspect window, bath, walk-in mains shower, low level toilet, wash hand basin, heated towel rail.

Front Garden

Gated path to front door.

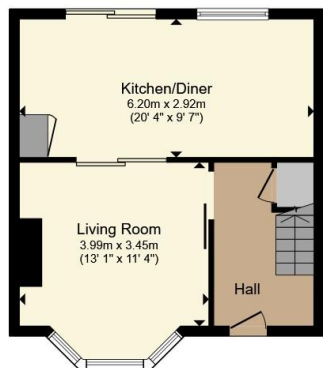
Rear Garden

Patio, small lawn. Workshop and brick storage sheds.

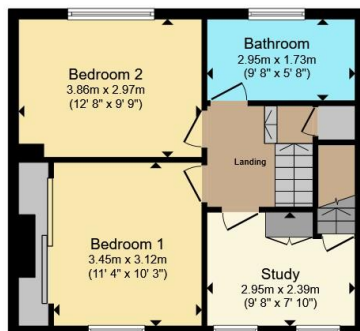
Parking

Permit parking on road only.

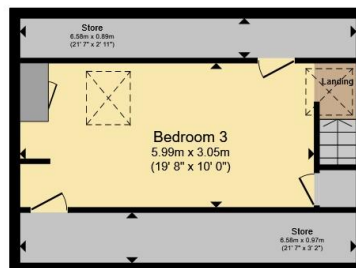




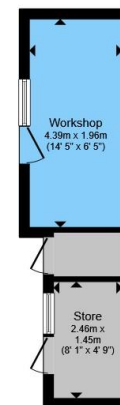
Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area 137.8 m² (1,484 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

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

Tenure: Freehold

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