





Property Description

Located within a popular residential area of Exeter, this spacious three-bedroom home offers well-balanced accommodation ideal for families, first-time buyers or investors alike.

The property is entered via an entrance hall, with stairs rising to the first floor and a door leading into the generous living room, providing an excellent space for relaxing and entertaining. A further door opens into the kitchen dining room, creating a sociable hub of the home with ample space for both cooking and dining. The kitchen benefits from access to both the front patio area and the rear garden, allowing for seamless indoor and outdoor living.

On the first floor, the property offers three well-proportioned bedrooms, all providing comfortable accommodation, alongside a family bathroom and separate W.C., adding practicality for busy households. Outside, the enclosed rear garden has been thoughtfully arranged with lawned areas, planted flower beds and fenced boundaries, creating an attractive and private outdoor space. A pathway leads through the garden to a useful garden shed, providing excellent storage.

Combining spacious accommodation with a generous garden and convenient location, this property presents a fantastic opportunity for those seeking a comfortable family home in Exeter.

Entrance Hall

Small entrance hall with inner door to...

Living Room

Double glazed front and rear aspect window, wall mounted radiator, door to...

Kitchen/ Diner

Open plan layout. Double glazed rear aspect window and front aspect window and door, wall and base units, work surfaces, sink unit, oven and hob, space for washing machine and tumble dryer, wall mounted radiator.

Bedroom 1

Double glazed front 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.

Bathroom

Double glazed rear aspect window, bath with shower over, wash hand basin, wall mounted radiator.

Separate WC

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

Rear Garden

Patio, planted beds, steps to path leading to garden shed.

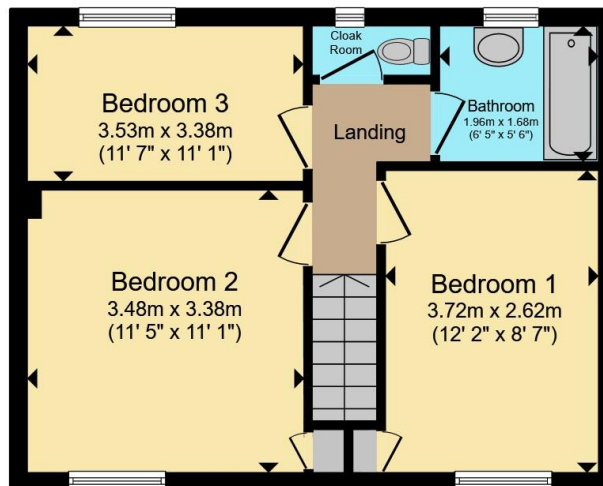
Agents Note

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.





Ground Floor



First Floor

Total floor area 78.5 m² (845 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

view this property online connells.co.uk/Property/EXR318361

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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