



Connells

Drakes Road
Exeter



Property Description

This stunning three bedroom Victorian-style end of terrace property has been tastefully modernised to a high standard, whilst carefully preserving its original character and charm.

Upon entering, you are welcomed into a bright hallway that leads through to a spacious and inviting living/dining room. This elegant space is ideal for both relaxing and entertaining, enhanced by charming period features that add warmth and personality to the home.

The ground floor also benefits from a beautifully finished fitted kitchen, offering a perfect blend of traditional style and modern convenience, along with a practical cloakroom W.C. Stairs rise from the hallway to the first floor, where you will find three well-sized bedrooms, each thoughtfully presented to maximise comfort and space. Completing the accommodation is a contemporary shower room, finished to a stylish modern standard.

Externally, the property offers a delightful private courtyard garden. Designed for low maintenance and enjoyment, it features a gravelled seating area, raised flowerbeds adding colour and greenery, and a useful garden shed. A side gate provides convenient access around the property, enhancing both practicality and privacy.

This charming home offers the perfect balance of period elegance and modern living, making it an ideal choice for a range of buyers.

Entrance Hall

Under stairs storage, wall mounted radiator.

Downstairs WC

Low level toilet, wash hand basin.

Living/ Dining Room

Front aspect bay window, feature fireplace, shelving and cupboards, wall mounted radiator,

Kitchen

Rear aspect window, wall units, shelving, larder cupboard, oven and gas hob, sink unit, space for fridge and freezer, wall mounted radiator.

Utility Room

Door to rear garden.

Bedroom 1

Front aspect bay window, double fitted wardrobes, wall mounted radiator.

Bedroom 2

Rear aspect window, fitted storage, wall mounted radiator.

Bedroom 3

Rear aspect window, fitted storage housing boiler.

Wet Room

Newly fitted wet room style shower, low level toilet and wash hand basin. Side aspect window.

Rear Garden

Gravelled, raised beds, outhouse (no WC), side gated access.

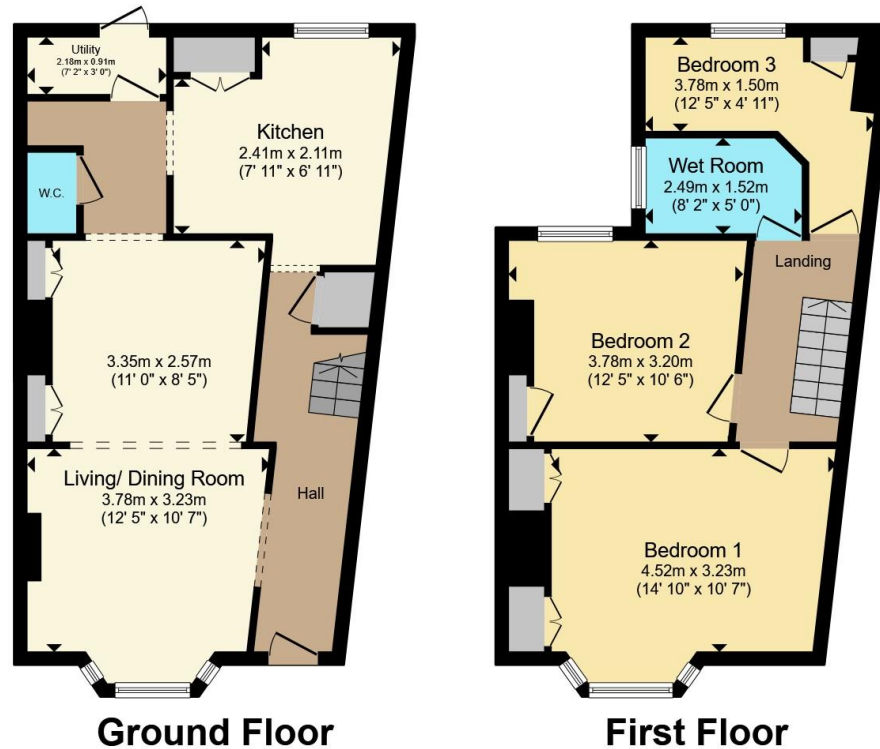
Parking

Two permit spaces on road.









Total floor area 99.6 m² (1,072 sq.ft.) approx

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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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