



Connells

Mincinglake Road
Exeter

Mincinglake Road
Exeter EX4 7DZ

for sale
£265,000



Property Description

This Semi-Detached house presents fantastic scope for modernisation, the property benefits from a traditional layout and characteristics combined with potential to enhance for modern family living. The Ground floor welcomes you into a spacious hallway leading to a good-sized living room and separate dining room perfect for everyday family life, and a practical downstairs wc. Upstairs there are 3 bedrooms offering 2 spacious rooms and a box room with scope for improvements to suit individual needs, and a shower room.

This property offers generous garden space providing excellent outdoor space for gardening, play or relaxation, the rear garden in particular features useful outbuildings and a summer house ideal for additional storage.

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.

We have been advised by the seller that this property is to be sold as seen.

Living Room

Double glazed front aspect window, double glazed rear aspect French doors, fireplace with electric fire.

Dining Area

Double glazed rear aspect window, wall mounted radiator.

Kitchen

Double glazed rear aspect window, double glazed side aspect door, wall and base units, work surfaces, stainless steel sink unit, plumbing for washing machine and dish washer, space for fridge and freezer, boiler, gas cooker point, extractor.

Bedroom 1

Double glazed rear aspect window, built-in mirrored wardrobe, wall mounted radiator.

Bedroom 2

Double glazed rear aspect window, wall

mounted radiator.

Bedroom 3

Double glazed front aspect window, built-in cupboard.

Shower Room

Double glazed side aspect obscured window, shower, low level toilet, wash hand basin, wall mounted radiator, extractor fan.

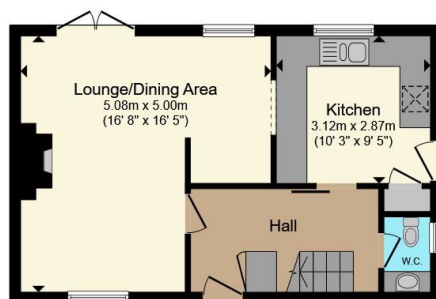
Rear Garden

Decked area, lawn, brick-built store, summer house.

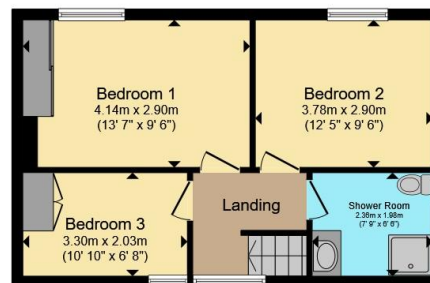




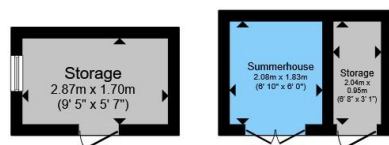




Ground Floor



First Floor



Outbuilding

Total floor area 91.6 m² (986 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: C

Tenure: Freehold

view this property online connells.co.uk/Property/EXR317559



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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