



Connells

Glenmore Road
Exeter

Glenmore Road
Exeter EX2 5HB

for sale offers in the region of
£400,000



Property Description

A 3 bedroom EXTENDED SEMI DETACHED HOUSE in a cul-de-sac in the popular HEAVITREE location, ideal for the hospital, schools, parks, shops and transport links. The property has 3 reception rooms perfect for family living offering good downstairs space. Outside there are front & rear gardens ideal for child play areas and for alfresco dining and a shared driveway to a GARAGE.

The accommodation comprises:- Entrance porch, entrance hallway, lounge, dining room, reception room, kitchen, separate WC, first floor landing, 3 bedrooms and bathroom/WC.

Agents Notes

There is an easement on the title, please enquire with the branch.

The owner has advised us that there are solar panels which are owned outright.

The vendor has advised us that there is asbestos in the garage roof.

Entrance Porch

Double glazed sliding doors to front, tiled floor.

Entrance Hall

Double glazed door to front, double glazed front and side aspect sealed units, wall mounted radiator.

Living Room

Double glazed front aspect window, picture rail, fireplace with gas fire, wall mounted radiator.

Dining Room

Fireplace with gas fire, picture rail, wall mounted radiator.

Reception 3

Double glazed sliding doors to rear, double glazed side aspect sealed unit, wall mounted radiator.

Kitchen

Double glazed obscured side aspect window, wall and base units, work surfaces, sink unit, plumbing for washing machine, double electric oven, electric hob with extractor over, tiling.

Utility/ Inner Hall

Double glazed obscured rear aspect door, space for tumble dryer and fridge freezer.

Downstairs WC

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

Landing

Double glazed side aspect window, storage cupboard with shelves, loft access.

Bedroom 1

Double glazed front aspect window, built-in wardrobes, picture rail, wall mounted radiator.

Bedroom 2

Double glazed rear aspect window, built-in wardrobes, picture rail, wall mounted radiator.

Bedroom 3

Double glazed front aspect window, picture rail, wall mounted radiator.

Bathroom

Double glazed obscured side and rear aspect window, bath, low level toilet, wash hand basin, tiling, shower cubicle with mains shower, cupboard with shelving, wall mounted radiator.

Front Garden

Lawned garden.

Rear Garden

Decked area, lawn, apple, plum and cherry trees, patio at rear, shed.

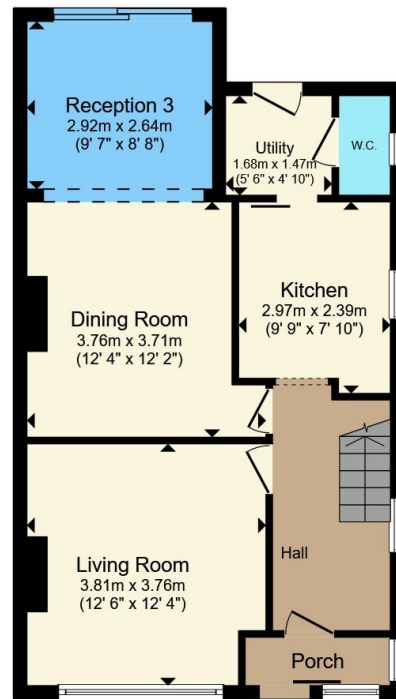
Garage

Up and over door, power and light.

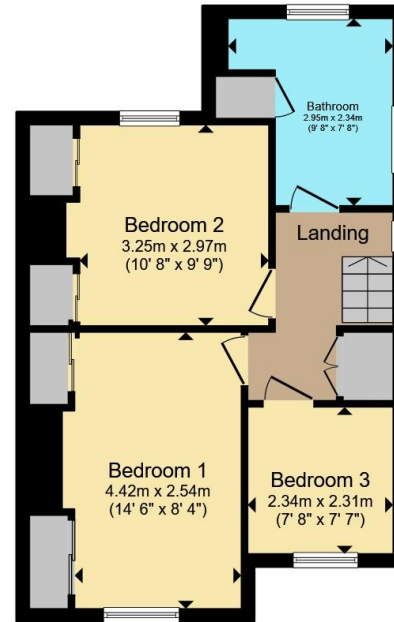








Ground Floor



First Floor

Total floor area 102.6 m² (1,104 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
EXETER EX1 1DZ

EPC Rating: D Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/EXR317379



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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