

Connells

Bridespring Road
Exeter

Bridespring Road
Exeter EX4 7EY

for sale offers in excess of
£300,000







Property Description

Situated in the popular residential area of Bridespring Road, conveniently located close to Exeter City Centre, this spacious and versatile home offers well-proportioned accommodation arranged over three floors.

The ground floor comprises a welcoming lounge to the front of the property and a generous kitchen/dining room spanning the rear of the house, providing an excellent space for everyday family living, entertaining guests and enjoying meals together.

On the first floor are three well-sized bedrooms along with the family bathroom. A further staircase leads to the converted loft room, offering flexible additional space that could suit a variety of uses including a home office, hobby room, dressing room or occasional guest accommodation.

Outside, the property benefits from low-maintenance front and rear gardens, ideal for those seeking outdoor space without the upkeep. The rear garden provides a private space to relax and entertain, while the property also enjoys the added advantage of a GARAGE, offering secure parking or additional storage.

Offered to the market with no onward chain, this is a fantastic opportunity for buyers seeking a conveniently located home within easy reach of Exeter's shops, restaurants, schools, transport links and local amenities.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Porch

Double glazed obscured door to front, tiled floor, cupboard housing boiler.

Entrance Hall

Obscured door, wall mounted radiator.

Downstairs WC

Tiled floor, low level toilet, tiling, wash hand basin.

Living Room

Double glazed front aspect window, fireplace with electric fire, wall mounted radiator.

Kitchen/ Dining Room

Two double glazed rear aspect windows, double glazed rear aspect obscured door, wall and base units, work surfaces, tiling, electric oven and hob with extractor over, plumbing for washing machine, space for tumble dryer, 1 1/2 bowl stainless steel sink unit, tiled floor, storage cupboard, wall mounted radiator.

Landing

Storage cupboard and airing cupboard.

Bedroom 1

Double glazed front aspect window,. built-in wardrobe, built-in cupboard, wall mounted radiator.

Bedroom 2

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

Bedroom 3

Double glazed front aspect window, wall mounted radiator.

Bathroom

Double glazed obscured rear aspect window, bath with mains shower over, tiling, low level toilet, wash hand basin, tiled floor.

Second Floor Loft Room

Double glazed rear aspect skylight window, storage cupboards, wall mounted radiator.

Front Garden

Front garden with patio.

Rear Garden

Patio areas, greenhouse, outside tap, gate to rear.

Garage

Up and over door.







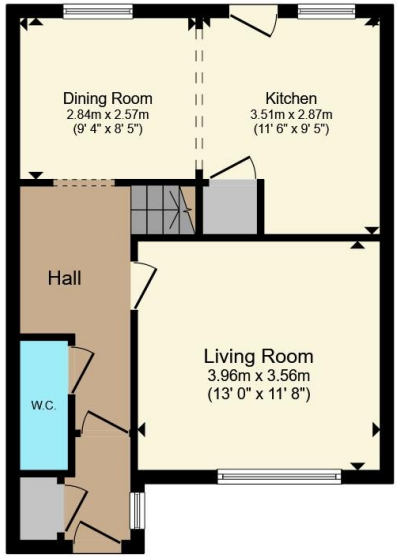




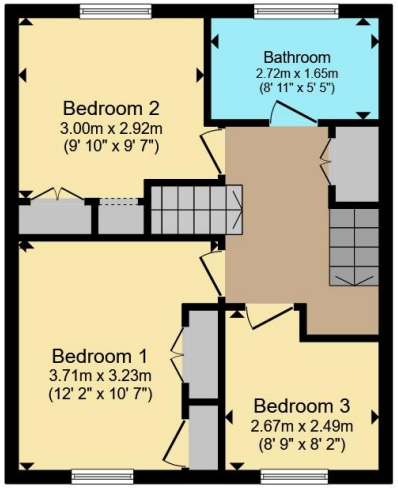




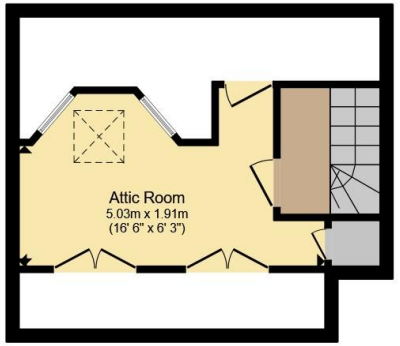




Ground Floor



First Floor



Second Floor

Total floor area 103.5 m² (1,114 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

Connells

To view this property please contact Connells on

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8-9 South Street
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EPC Rating: C

Council Tax Band: C

Tenure: Freehold

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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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