



Connells

Somerville Crescent
Exeter



Property Description

GUIDE PRICE £325,000 - £350,000

A 3 bedroom SEMI DETACHED HOUSE in a sought after location within walking distance of Topshan, Exeter Golf and Country Club, Trinity School and Newcourt Train Station. Outside there is a rear low maintenance rear garden with patio areas and decked area, to the front there is PARKING FOR 4 CARS with a GARAGE. The accommodation comprises:- Entrance hallway, cloakroom/WC, lounge, kitchen/diner, first floor landing, 3 bedrooms and bathroom/WC



Entrance Hall

Double glazed obscured door to front.

Downstairs WC

Low level toilet, wash hand basin, extractor fan, wall mounted radiator.

Living Room

16' 1" max x 12' 9" max (4.90m max x 3.89m max)

Double glazed front aspect window, wall mounted radiator.

Kitchen/ Diner

16' 2" max x 10' 8" max (4.93m max x 3.25m max)

Double glazed rear aspect window and patio doors, wall and base units, work surfaces, electric oven, gas hob with extractor over, plumbing for washing machine, plumbing for dish washer or space for tumble dryer, space for fridge freezer, stainless steel sink unit, cupboard housing boiler, under stairs storage.

Landing

Airing cupboard with shelving.

Bedroom 1

10' max x 9' 10" max (3.05m max x 3.00m max)

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

En-Suite

8' 2" max x 5' 3" max (2.49m max x 1.60m max)

Double glazed obscured front aspect window, shower cubicle with mains shower, low level toilet, wash hand basin, extractor fan, wall mounted radiator.

Bedroom 2

9' 4" max x 9' 4" max (2.84m max x 2.84m max)

Double glazed rear aspect window, wall mounted radiator.

Bedroom 3

8' 8" max x 6' 6" max (2.64m max x 1.98m max)

Double glazed rear aspect window, wall mounted radiator.

Bathroom

7' 3" max x 6' 8" max (2.21m max x 2.03m max)

Double glazed obscured side aspect window, bath with shower attachment, low level toilet, wash hand basin, tiling, wall mounted radiator.

Rear Garden

Patio, decked area, further patio at rear of garage, gate to front access.

Garage

19' 9" max x 9' 8" max (6.02m max x 2.95m max)

Up and over door, double glazed obscured door to side, power and light.

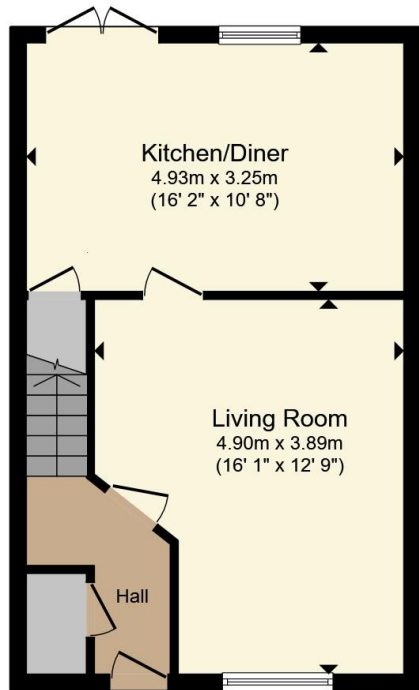
Parking

4 parking spaces.

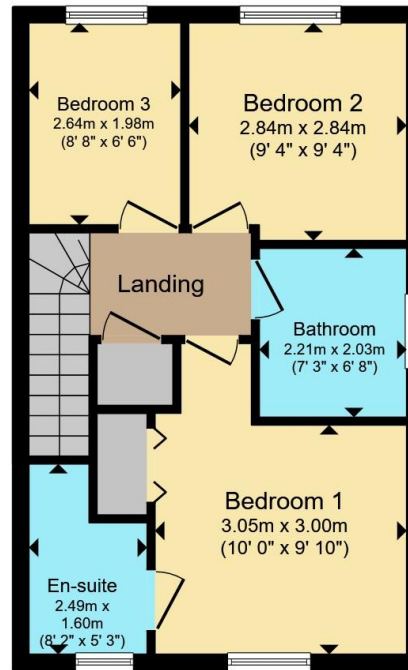




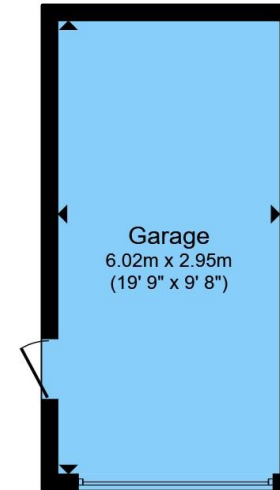




Ground Floor



First Floor



Garage

Total floor area 98.6 m² (1,061 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

T 01392 221 331
E exeter@connells.co.uk

8-9 South Street
EXETER EX1 1DZ

EPC Rating: B Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/EXR317564



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EXR317564 - 0003