

Connells

Somerville Crescent
Exeter

Somerville Crescent
Exeter EX2 7GD

for sale
£375,000







Property Description

Situated in the desirable location of Somerville Crescent, this well-presented three-bedroom home offers spacious and versatile accommodation arranged over two floors.

The ground floor welcomes you with a generous entrance hall providing access to a convenient cloakroom/WC and stairs rising to the first floor. The spacious living room enjoys plenty of natural light and benefits from doors opening directly onto the rear garden, creating an excellent space for both relaxing and entertaining. The impressive open-plan kitchen/diner features a fully fitted kitchen with ample storage and worktop space, making it an ideal hub for everyday family living. On the first floor, the property offers three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room. Two further spacious bedrooms are served by the family bathroom, providing comfortable accommodation for family members or guests.

Externally, the property continues to impress with a well-maintained enclosed rear garden. A decked seating area with a modern pergola creates the perfect space for outdoor dining and entertaining, while the lawn and gravelled pathway lead to a fantastic garden cabin. Currently ideal as a home office, gym, hobby room or studio, this versatile space adds significant appeal to the property.

Further benefits include a single garage and off-road parking on the driveway to the side of the property.

Agents Note

Owner advises the Solar Panels on the front and rear of the roof are owned outright and currently generate IRO £800/yr.

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 Hall

Stairs to first floor, under stairs space for washing machine and tumble drier, wall mounted radiator.

Downstairs WC

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

Living Room

Double glazed front aspect window, French doors to garden, wall mounted radiator.

Kitchen/ Diner

Double glazed front and side aspect window, wall and base units, work surfaces, stainless steel sink unit, fitted dish washer and space for fridge freezer, oven and gas hob with extractor over, wall mounted radiator.

Bedroom 1

Double glazed side aspect window, fitted wardrobe, wall mounted radiator.

En Suite

Double glazed front aspect window, shower, low level toilet, wash hand basin, fitted storage cupboard.

Bedroom 2

Double glazed front aspect window, wall mounted radiator.

Bedroom 3

Double glazed side aspect window, wall mounted radiator.

Bathroom

Double glazed front aspect window, bath with shower over, low level toilet, wash hand basin.

Rear Garden

Decked area with pergola, lawn. Path to...

Home Office/ Gym

Power and lights, electric radiator.

Parking

Garage with up and over door and door to side, drive for two cars.







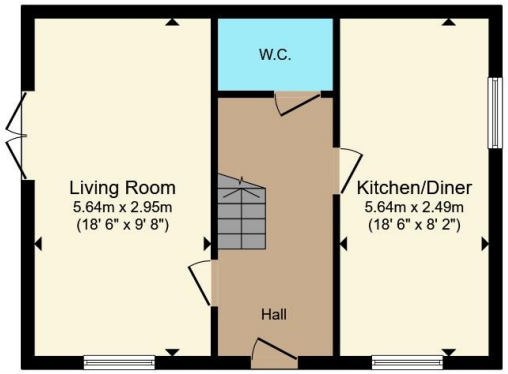




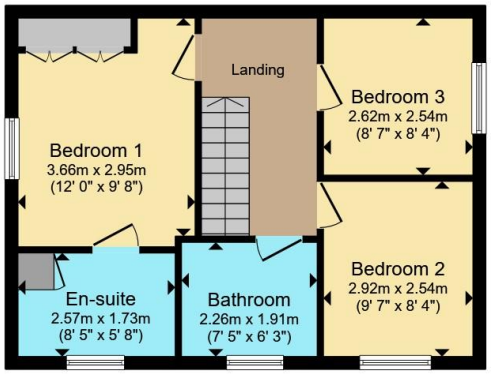




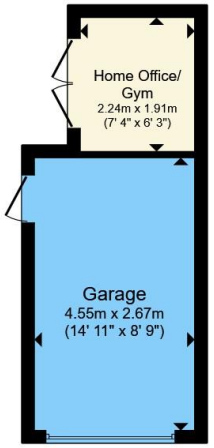




Ground Floor



First Floor



Outbuilding

Total floor area 97.6 m² (1,051 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
EXETER EX1 1DZ

EPC Rating: B

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/EXR318431

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.