



**Connells**

Headland Crescent  
Exeter





## Property Description

*Situated in a popular residential area of Exeter, this spacious and extended semi-detached home offers well-proportioned accommodation throughout, making it an excellent choice for growing families.*

*To the front, the property benefits from a private driveway providing off-road parking, alongside a lawned front garden leading to the entrance. A welcoming hallway provides stairs rising to the first floor and access into the main living accommodation. The impressive dual aspect living room is flooded with natural light from windows to both the front and rear, creating a bright and comfortable space for relaxing or entertaining. To the rear of the property, the kitchen/dining room is fitted with a range of wall and base units, generous worktop space and room for appliances, while enjoying a pleasant outlook over the rear garden. The dining area provides direct access outside and leads through to a useful utility room and convenient downstairs cloakroom. Upstairs, there are three generous double bedrooms, all offering excellent proportions, together with a well-appointed family bathroom. Outside, the enclosed rear garden provides an attractive space to enjoy throughout the year, featuring a decked seating area, a raised lawn and a pathway leading to a useful garden shed.*

*Offering spacious accommodation, practical family living and a sought-after location, this well-presented home is perfectly positioned for access to local schools, amenities and transport links.*

## Downstairs WC

Double glazed front aspect window, low level toilet, wash hand basin.

## Living Room

Double glazed front and rear aspect window, gas fire, wall mounted radiator.

## Dining Room

Open plan from the kitchen with double glazed side aspect window, door to rear and wall mounted radiator.

## Kitchen

Double glazed rear aspect window, wall and base units, work surfaces, two ovens, gas hob, sink unit built-in dish washer and fridge freezer, wall mounted radiator.

## Utility Room

Double glazed front aspect window, boiler, storage, space for freezer and tumble dryer.

## Bedroom 1

Double glazed front aspect window, wardrobes, wall mounted radiator.

## Bedroom 2

Double glazed rear aspect window, wall mounted radiator.

## Bedroom 3

Double glazed front and rear aspect window, wall mounted radiator.

## Bathroom

Double glazed rear aspect window, bath, mains shower, low level toilet, wash hand basin, wall mounted radiator.

## Front Garden

Lawn, apple tree, driveway, side gate.

## Rear Garden

Patio with steps up to lawn, garden shed, fenced surround, side gate access.

## Parking

Driveway parking for 2+ cars.



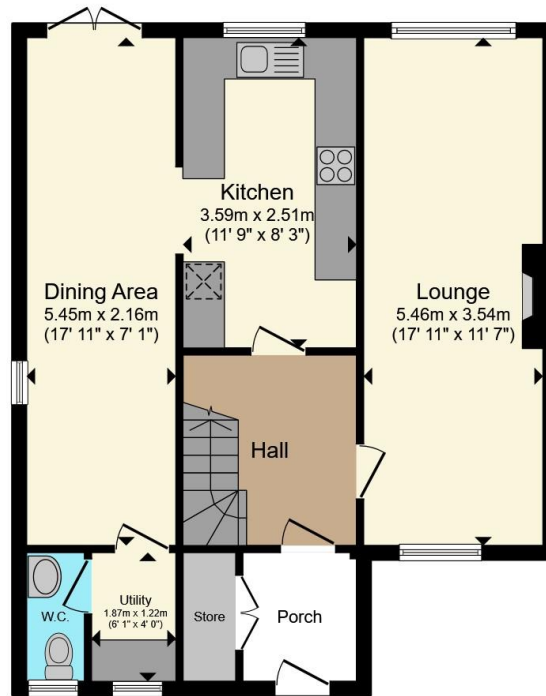




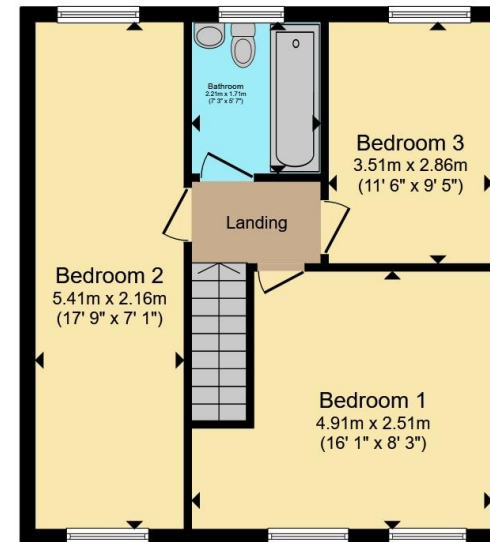








**Ground Floor**



**First Floor**

Total floor area 109.5 m<sup>2</sup> (1,179 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](http://www.propertybox.io)

**Connells**

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8-9 South Street  
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EPC Rating: Council Tax  
Awaited Band: C

Tenure: Freehold

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