



Connells

Woodwater Lane
Exeter

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Exeter EX2 5LL

for sale guide price
£240,000



Property Description

GUIDE PRICE £240,000 - £250,000 - A 3 bedroom SEMI DETACHED HOUSE located in a cul-de-sac position, in the popular WOLFORD area of Exeter ideal for the R,D & E, local shops, schools and amenities. The property has been modernised to include bathroom and the upstairs windows have been done within the last couple of years. Outside there are front & rear gardens on a generous sized plot ideal for enjoying summer dining on the decked area. The home is also located in a residents parking zone. The accommodation comprises:- Entrance hallway, lounge, kitchen, bathroom/WC, first floor landing and 3 bedrooms.

Entrance Hall

Under stairs storage, wall mounted radiator.

Living/Dining Room

17' 7" max x 11' 9" (5.36m max x 3.58m)

Double glazed front aspect window, double glazed side aspect window, wall mounted radiator.

Kitchen

11' 1" x 7' 8" (3.38m x 2.34m)

Double glazed rear aspect window, double glazed obscured door to rear garden, space for washing machine and tumble dryer, wall and base units, work surfaces, tiling, stainless steel sink unit.

Bathroom

Double glazed obscured rear aspect window, bath with shower over, fully tiled, wash hand basin with cupboard below, low level toilet, extractor fan, heated towel rail.

Landing

Double glazed rear aspect window, access to loft.

Bedroom 1

12' x 10' 6" (3.66m x 3.20m)

Two double glazed front aspect windows, wall mounted radiator.

Bedroom 2

11' 3" x 8' (3.43m x 2.44m)

Double glazed rear aspect window, wall mounted radiator.

Bedroom 3

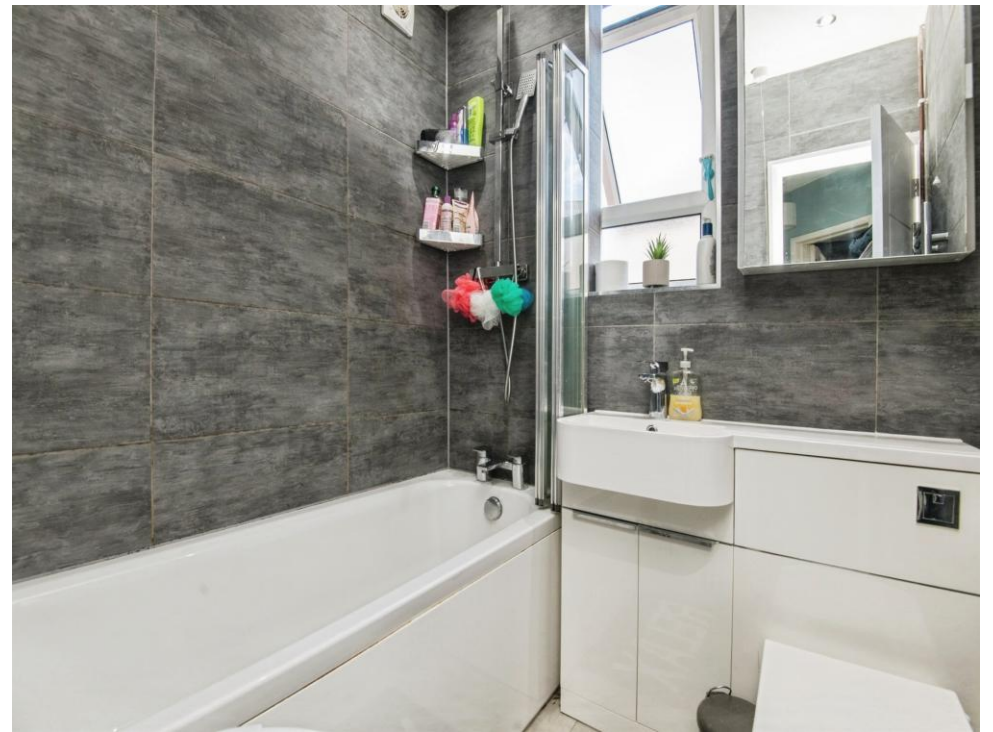
6' 7" x 9' 8" (2.01m x 2.95m)

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

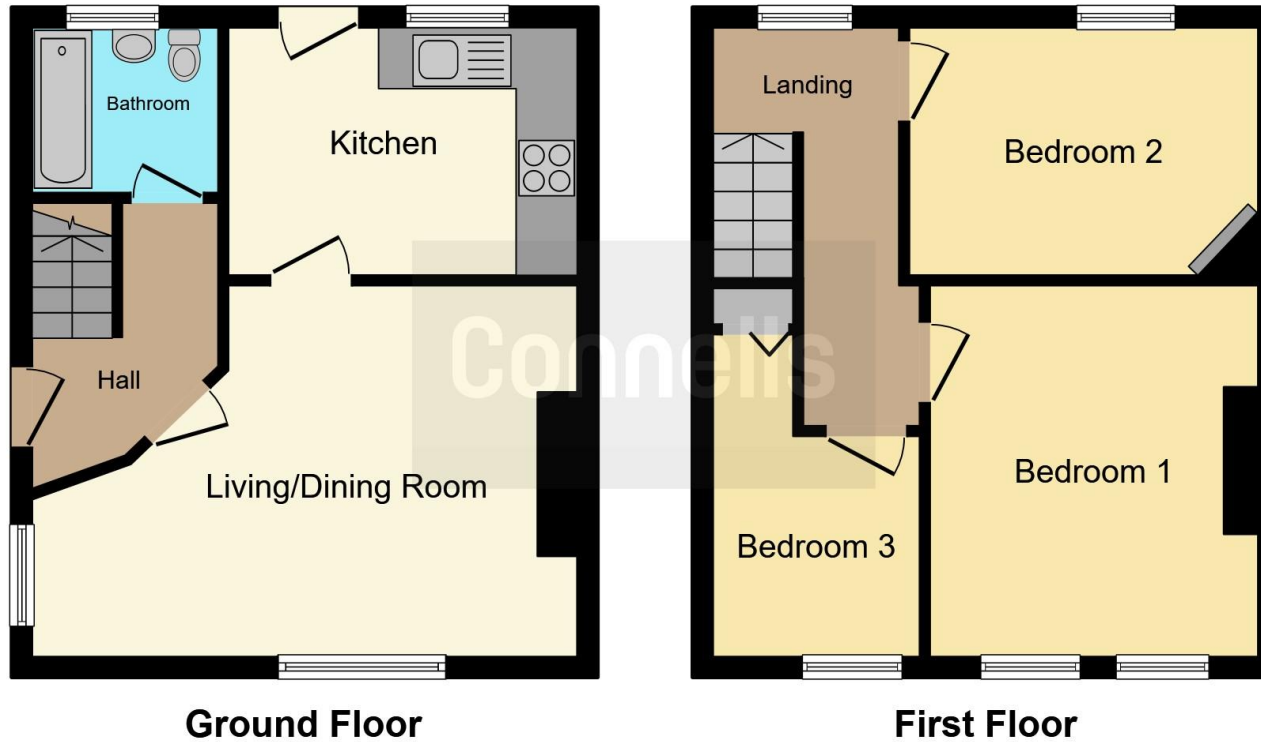
Outside

Enclosed gardens with decked area, lawn, bin store.









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.focalagent.com

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8-9 South Street
 EXETER EX1 1DZ

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/EXR317464



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