



Connells

Britten Drive
Exeter

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Exeter EX2 5RY

for sale guide price
£220,000



Property Description

GUIDE PRICE £220,00-£230,000

This attractive home offers two generous double bedrooms, a modern fitted kitchen and a bright open-plan living/ dining room with sliding doors which open directly onto the enclosed sun-trap rear garden. Natural light floods the living space creating a fantastic space for everyday living and entertaining. This accommodation is well-proportioned and is presented to a good standard, making it perfect for the next owners to move in immediately. Upstairs, there are two generous double bedrooms together with a well-appointed family bathroom complete with bathtub and electric shower. Outside, the enclosed rear garden is easily maintained and provides an attractive and private outdoor space, featuring a patio area, raised flower bed planters and fenced boundaries. The space is ideal for relaxation and family barbeques. A rear gate offers convenient access to the allocated parking area, where the property benefits from its own private parking space.

Combining spacious accommodation, practical outside space and a sought-after location, this superb home represents an excellent opportunity for first-time buyers, professionals or investors looking for a well-presented property in Exeter.

Living Room

Double glazed rear aspect sliding doors, laminate floor, wall mounted radiator.

Kitchen

Double glazed front aspect window, washing machine, fridge freezer, oven, boiler, stainless steel sink unit, wall and base units, work surfaces.

Landing

Access to insulated loft.

Bedroom 1

Double glazed rear aspect window, wall mounted radiator.

Bedroom 2

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

Bathroom

Fully tiled bathroom comprising bath, electric shower, low level toilet, wash hand basin, extractor fan, wall mounted radiator.

Rear Garden

Patio, rear access.

Parking

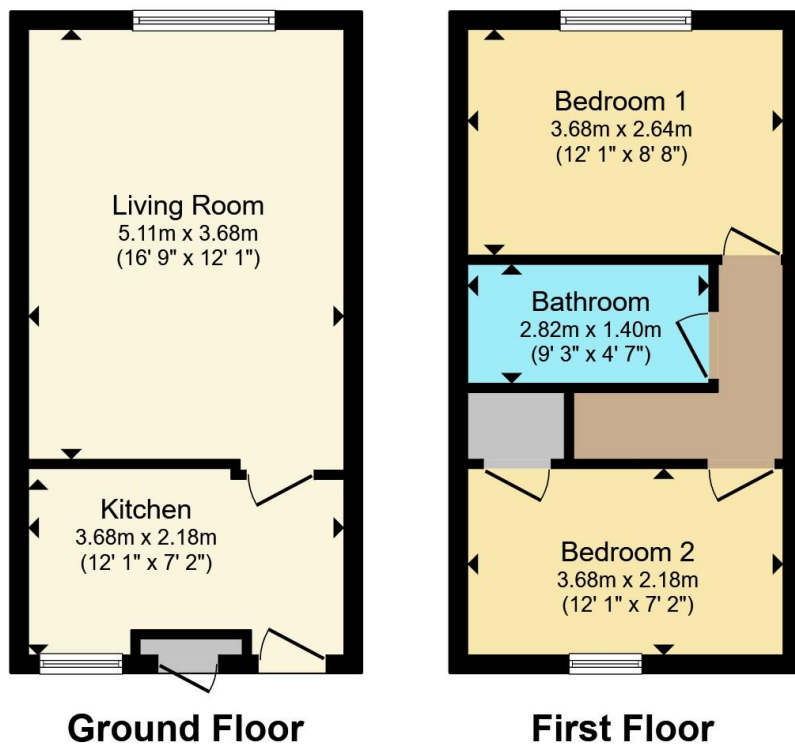
Allocated parking.

Agents Notes

The property is a managed freehold and the owner advises there is a charge towards the maintenance of communal green areas and the parking area, which is currently £165 p.a.

The property is still under NHBC warranty.





Total floor area 53.8 m² (580 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

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

8-9 South Street
 EXETER EX1 1DZ

EPC Rating: C Council Tax
 Band: B

view this property online connells.co.uk/Property/EXR317946

Tenure: Freehold



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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Property Ref: EXR317946 - 0008