



Connells

Roman Avenue
Exeter



Property Description

Situated within a popular modern development just outside Pinhoe, this spacious three bedroom detached property offers well-balanced accommodation ideal for family living.

Occupying a desirable corner plot position, the property benefits from both front and rear garden areas, providing excellent outdoor space.

The ground floor comprises a spacious living room, creating a comfortable and inviting area for relaxing and entertaining, alongside a modern kitchen/dining room offering ample storage, workspace and room for family dining, and a cloakroom.

Upstairs, there are three generously sized bedrooms, the master with an en-suite, and a family bathroom, all presented in a modern style.

Externally, the property benefits from private off-road parking positioned alongside the home, adding further practicality and convenience.

This attractive detached property offers a fantastic opportunity to acquire a modern family home within easy reach of Exeter and local amenities.

Agents Notes

This property is still under NHBC warranty.

Heating is provided by District E-On system.

Entrance Hall

Wall mounted radiator.

Downstairs WC

Low level toilet, wash hand basin.

Living Room

Double glazed front aspect window, wall mounted radiator.

Kitchen

Double glazed rear aspect window and French doors, under stairs storage, wall and base units, work surfaces, oven, hob and extractor over, built-in fridge freezer, dish washer and washing machine, sink unit.

Landing

Door to all bedrooms.

Bedroom 1

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

En Suite

Double glazed front aspect window, mains shower, low level toilet, wash hand basin, heated towel rail.

Bedroom 2

Double glazed rear aspect window, storage cupboard, wall mounted radiator.

Bedroom 3

Double glazed rear aspect window, wall mounted radiator.

Bathroom

Bath with mains shower over, low level toilet, wash hand basin, heated towel rail.

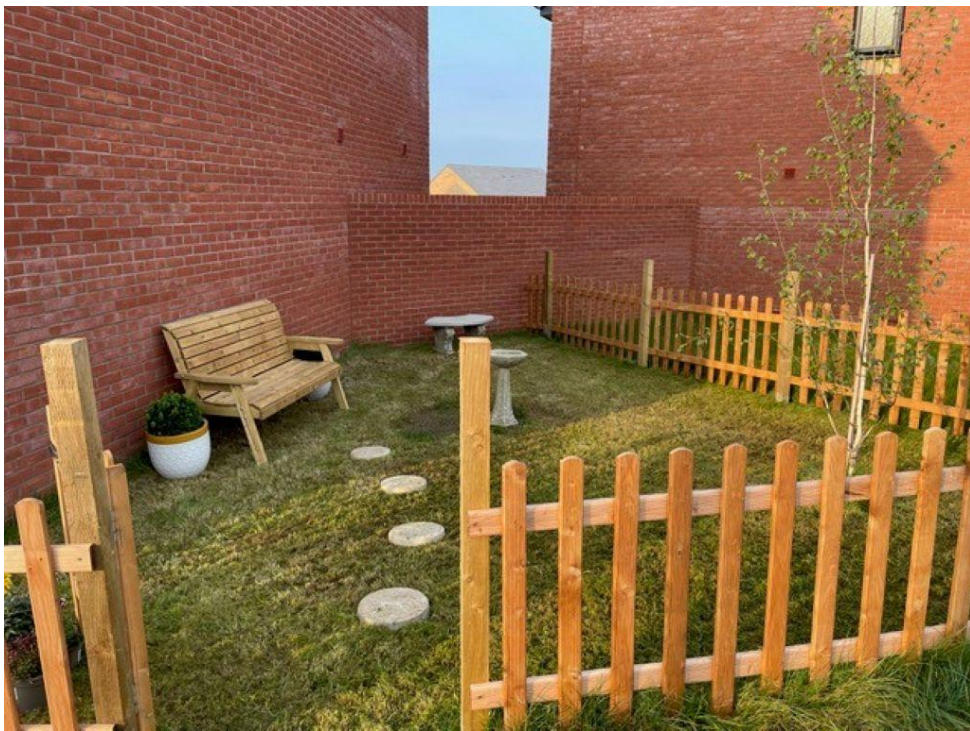
Outside

Garden at side of property with lawn area and fenced surround. Rear garden with patio, gravelled area and steps to decked seating area.

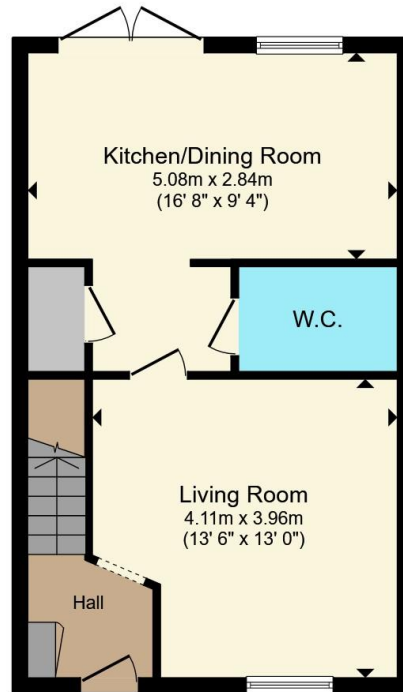
Parking

Driveway parking for 2/3 cars.

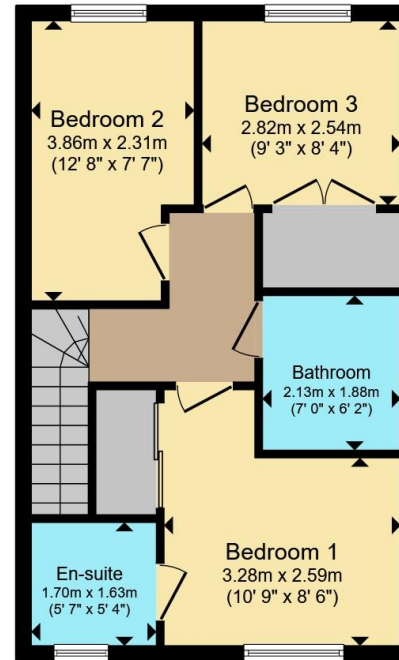








Ground Floor



First Floor

Total floor area 87.4 m² (941 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

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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/EXR317772



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