



Connells

Westminster Road
Exeter

Westminster Road
Exeter EX4 2LS

for sale guide price
£200,000



Property Description

GUIDE PRICE £200,000 - £220,000.

This delightful two-bedroom terraced house in Exwick, Exeter, is the perfect opportunity for first-time buyers or investors (potential rental income of approximately £1000 per month), looking for a stylish and convenient home. Boasting a modern interior that features contemporary finishes and a bright, airy layout, this property offers a welcoming space to call your own. The charming courtyard garden provides a lovely outdoor retreat for relaxation or entertaining, while allocated parking ensures hassle-free access. Located close to local amenities and nearby green spaces, this home combines the best of urban living with the tranquility of nature, making it an ideal choice for those seeking comfort and convenience.



Entrance Hall

Wall mounted radiator.

Living Room

14' 3" x 11' 5" (4.34m x 3.48m)

Double glazed rear aspect French doors, wall mounted radiator.

Kitchen

9' 7" x 5' 4" (2.92m x 1.63m)

Double glazed front aspect window, wall and base units, work surfaces, boiler, stainless steel sink unit, electric induction oven, extractor over, wall mounted radiator.

Landing

Loft access.

Bedroom 1

11' 5" x 9' 10" (3.48m x 3.00m)

Double glazed rear aspect window with open views, wall mounted radiator.

Bedroom 2

11' 6" into recess x 7' 1" (3.51m into recess x 2.16m)

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

Bathroom

Bath, mains shower, low level toilet, wash hand basin, extractor fan, tiling.

Outside

Parking area and parking space. Rear garden with patio and gate for rear access.





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

To view this property please contact Connells on

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

view this property online connells.co.uk/Property/EXR317043

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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