



**Connells**

Carlyon Gardens  
Exeter



## Property Description

*This charming four-bedroom end terraced house in Heavitree, Exeter, is a wonderful family home nestled in a peaceful cul-de-sac. With spacious interiors that allow for comfortable living, the property features an inviting layout that includes two toilets for family convenience and a garage that offers both parking and storage. Families will appreciate the proximity to outstanding local schools and the convenience of nearby shops. Additionally, with easy access to the M5, this home is perfectly situated for both work and leisure.*



## Living Room

Double glazed rear aspect window, wall mounted radiator.

## Kitchen

Double glazed rear aspect window, wall and base units, work surfaces, electric oven, gas hob with extractor over, dish washer, stainless steel sink unit, wall mounted radiator.

## Bedroom 1

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

## Bedroom 2

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

## Bedroom 3

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

## Bedroom 4

Double glazed front aspect window, wall mounted radiator.

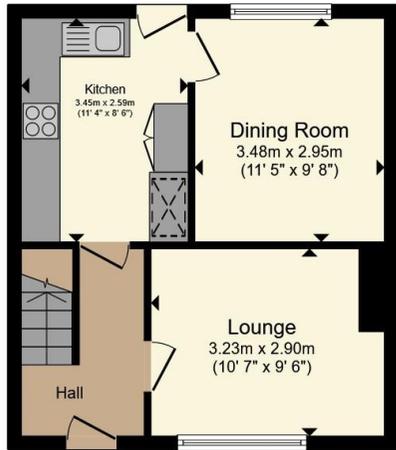
## Shower Room

Double glazed obscured rear aspect window, electric shower, low level toilet, wash hand basin, extractor fan.

## WC

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

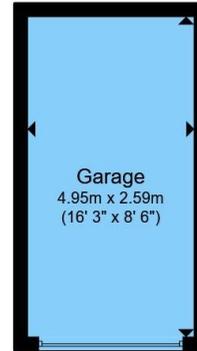




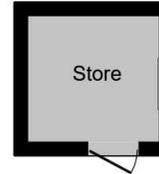
**Ground Floor**



**First Floor**



**Outbuilding**



Total floor area 89.5 m<sup>2</sup> (964 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)

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EPC Rating: D Council Tax Band: B

**view this property online [connells.co.uk/Property/EXR317563](http://connells.co.uk/Property/EXR317563)**

Tenure: Freehold



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