



Connells

Monkswell Road
Exeter

Monkswell Road
Exeter EX4 7AX

for sale guide price
£300,000



Property Description

GUIDE PRICE £300,000 - £325,000

A stunning 3 bedroom, 2 reception room TERRACED HOUSE situated in the desirable area of Mount Pleasant which is within walking distance of the city centre, R,D&E Hospital and University. Ideal for families or investors.

Outside there are low maintenance gardens and the property is in a residents parking zone. NO CHAIN. The accommodation comprises:- Lounge, dining room, lean to, first floor landing, 3 bedrooms and shower room/WC.



Entrance Porch

Door to front. Door to...

Entrance Hall

Tiled floor, under stairs cupboard, wall mounted radiator.

Living Room

Double glazed front aspect bay window, picture rail, feature fireplace, wall mounted radiator.

Dining Room

French doors to lean to. Feature fireplace, built-in cupboards, wall mounted radiator.

Lean To

Shelving, door to rear.

Kitchen

Double glazed rear aspect window, internal side aspect sash window, fitted wall and base units, work surfaces, double electric oven, gas hob with extractor over, stainless steel sink unit, plumbing for washing machine, space for fridge freezer, tiling,

Landing

Loft access, built-in cupboard with shelving.

Bedroom 1

Double glazed front aspect window, feature fireplace, wall mounted radiator.

Bedroom 2

Double glazed rear aspect window, feature fireplace, shelving, wall mounted radiator.

Bedroom 3

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

Shower Room

Double glazed obscured side aspect window, double shower cubicle with mains shower, low level toilet, wash hand basin, heated towel rail, fully tiled.

Front Garden

Gravelled front garden.

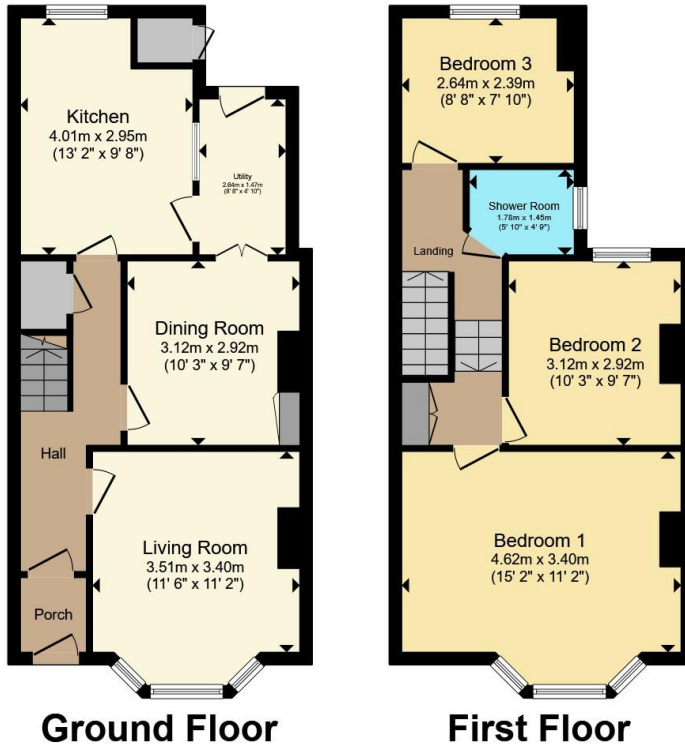
Rear Garden

Paved garden area with plants and shrubs, outside store with boiler, rear access gate to rear.

Parking

Residents parking zone.





Total floor area 93.1 m² (1,002 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



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EPC Rating: C Council Tax Band: B

view this property online connells.co.uk/Property/EXR317388

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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