



Connells

St. Johns Road
Exeter

St. Johns Road
Exeter EX1 2HR

for sale guide price
£350,000



Property Description

GUIDE PRICE £350,000 - £375,000

This spacious five-bedroom terraced house on St Johns Road in Exeter offers a fantastic investment opportunity, ideally located just a stone's throw from the city centre with easy access to local amenities. While the property is in need of some modernisation, it boasts ample living space and potential for enhancement, making it an ideal project for investors or families looking to create their dream home, with its prime location and generous size.



Agents Note:

There is an existing right of way at the property, please enquire with the branch for further details.

Entrance Hall

Wall mounted radiator.

Downstairs WC

Low level toilet, wash hand basin, extractor fan.

Living Room

12' 9" x 10' 4" (3.89m x 3.15m)
Feature fireplace, built-in cupboards, wall mounted radiator.

Dining Room

12' 9" x 7' 8" (3.89m x 2.34m)
Side aspect sash window, feature fireplace, spotlights, built-in storage, hardwood floor, wall mounted radiator.

Kitchen

9' 2" x 7' 5" (2.79m x 2.26m)
Double glazed side aspect window, electric oven, gas hob, stainless steel sink unit, boiler, wall and base units, work surfaces, wall mounted radiator.

Landing

Wall mounted radiator.

Bedroom 1

12' 7" exc bay x 12' 3" into recess (3.84m exc bay x 3.73m into recess)
Front aspect sash bay window, feature fireplace, wall mounted radiator.

Bedroom 2

16' 2" x 12' 7" exc bay (4.93m x 3.84m exc bay)
Single glazed front aspect bay window, feature fireplace, wall mounted radiator.

Bedroom 3

12' 8" x 10' 4" (3.86m x 3.15m)
Rear aspect sash window, built-in wardrobe, wall mounted radiator.

Bedroom 4

15' 1" x 16' 3" (4.60m x 4.95m)
Double glazed rear aspect window, built-in storage, spotlights, wall mounted radiator.

Bathroom

Obscured side aspect window, bath with electric shower over, low level toilet, wash hand basin, extractor fan, wall mounted radiator.

Bedroom 5

Not inspected.

Rear Garden

Flower beds, 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

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

8-9 South Street
 EXETER EX1 1DZ

EPC Rating: D Council Tax
 Band: C

view this property online connells.co.uk/Property/EXR316753



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EXR316753 - 0003