



Connells

Honeylands Drive
Exeter



Property Description

A 2 bedroom END TERRACED HOUSE in the sought after PINHOE location in a lovely development for the over 55's. The home has a downstairs shower room and an upstairs bathroom, the owner has improved the property to make it a lovely home ready to move into, also including modern fitted kitchen, Fischer radiators, recently had new soffits, fascias, downpipes and gutters. Outside there is a patio for enjoying the summer sun with an electronic awning, communal lawns and residents parking. The building also is managed by the management company to include emergency pull cords, window & gutter cleaning, any works needed on the outside and the communal areas taken care of. The accommodation comprises:- Entrance hallway, lounge/diner, kitchen, shower room/WC, first floor landing, 2 bedrooms and bathroom/WC.

Entrance Hall

Double glazed door to front, double glazed sealed unit to side, electric radiator, emergency pull cord

Living/ Dining Room

21' 3" x 9' 7" max (6.48m x 2.92m max)

Double glazed front aspect window, double glazed sliding doors to rear, electric radiator.

Kitchen

9' 7" x 8' (2.92m x 2.44m)

Double glazed rear aspect window, wall and base units, work surfaces, built-in dish washer, plumbing for washing machine, electric oven, electric hob with extractor over, tiling, space for fridge freezer, electric radiator.

Shower Room

Shower cubicle with electric shower, low level toilet, wash hand basin with cupboard below, tiling, electric radiator, extractor fan.

Landing

Airing cupboard with shelving, loft access with pull down ladder. Loft has light and is partly boarded.

Bedroom 1

11' 4" to front of wardrobe x 9' 5" (3.45m to front of wardrobe x 2.87m)

Double glazed rear aspect window with shutters, built-in wardrobes, electric radiator.

Bedroom 2

12' 10" x 8' 6" (3.91m x 2.59m)

Double glazed front aspect window, sealed unit to front, built-in wardrobe/cupboard over stairs, electric heater

Bathroom

Double glazed obscured rear aspect window, bath, low level toilet, wash hand basin with cupboard below, electric radiator.

Rear Garden

Patio with electric awning, enclosed by fencing. Bike storage. Gate to rear access. Communal lawned area.

Parking

Residents parking.

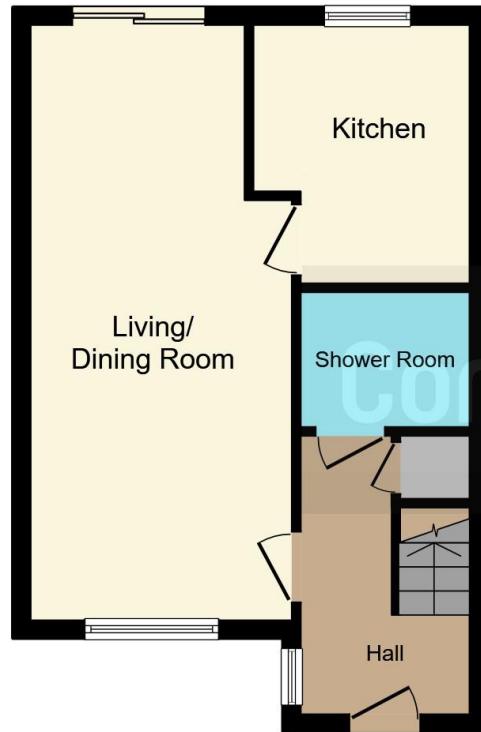
Agents Note

There is a management fee of £284.16 per month.

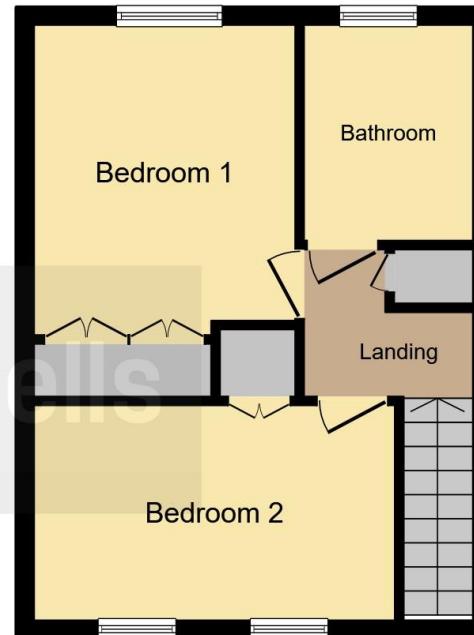








Ground Floor



First Floor

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

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

Tenure: Freehold

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