



**Connells**

Brookside Crescent  
Exeter



## Property Description

**GUIDE PRICE £230,000 - £240,000** A 2 bedroom **SEMI DETACHED BUNGALOW** located close to local shops, supermarkets, amenities and transport links. Outside there are front and rear gardens that are easy maintenance and ideal for enjoying the summer months, shared driveway to a **GARAGE** (not inspected as no access currently). The property is ready to move into. **NO CHAIN.** The accommodation comprises:- Entrance hallway, lounge/diner, kitchen, 2 bedrooms and bathroom/WC.

## Agents Note

There is an easement on the title, please enquire with the branch.

## Entrance Hall

Double glazed obscured door to side, pull down ladder for access to loft, wall mounted radiator.

## Living Room

14' 9" x 10' 4" into recess ( 4.50m x 3.15m into recess )

Double glazed rear aspect window, fireplace, picture rail, wall mounted radiator.

## Kitchen

8' 5" x 8' 6" ( 2.57m x 2.59m )

Double glazed side aspect window, double glazed obscured door to rear, wall and base units, work surfaces, stainless steel sink unit, electric oven, electric hob, plumbing for dish washer, space for fridge freezer, tiling.

## Bedroom 1

13' 7" x 10' 3" ( 4.14m x 3.12m )

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

## Bedroom 2

8' 5" x 8' 4" ( 2.57m x 2.54m )

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

## Bathroom

Double glazed obscured side aspect window, bath with mains shower, low level toilet, wash hand basin, tiling, extractor fan, heated towel rail.

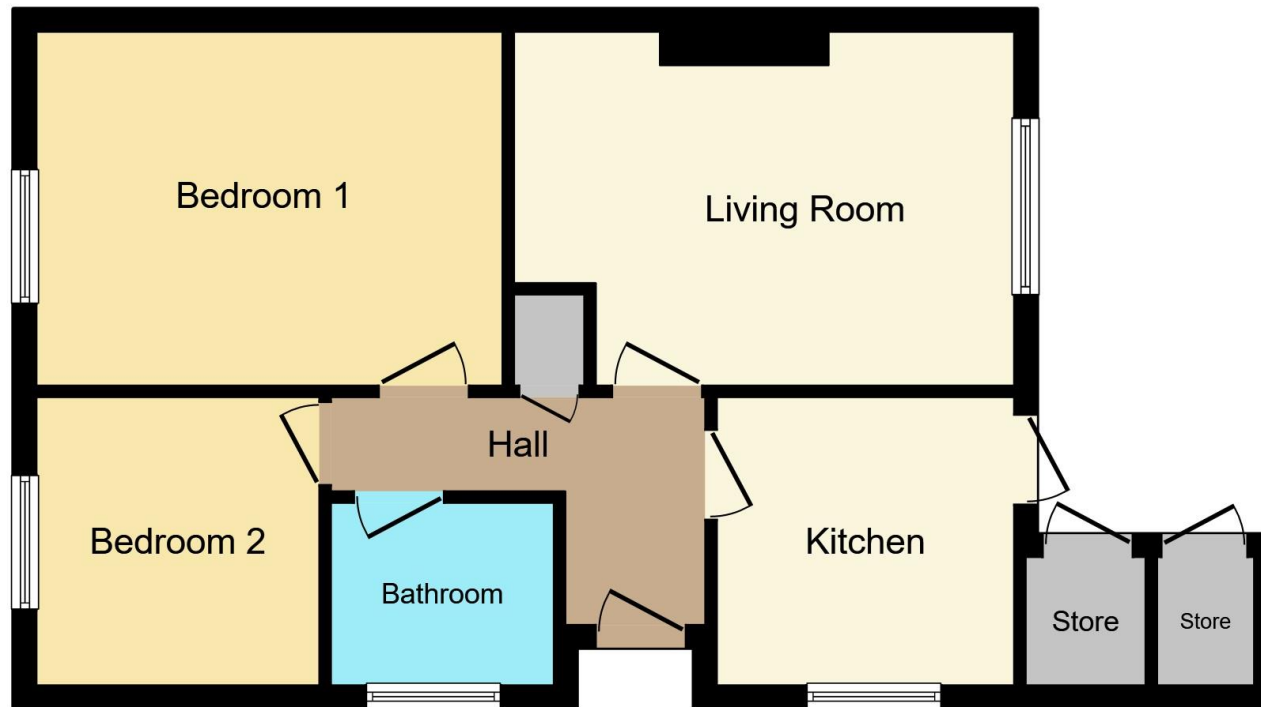
## Outside

Front paved garden area, shared driveway. Brick built garage (not inspected as currently no access). Rear garden with patio, artificial grass, raised beds. Brick-built storage with power points, boiler and plumbing for washing machine.









Total floor area 52.1 m<sup>2</sup> (561 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)

**Connells**

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

Tenure: Freehold

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