



Connells

Plassey Close
Exeter

Plassey Close
Exeter EX4 5HE

for sale guide price
£270,000



Property Description

GUIDE PRICE £270,000 - £280,000

Situated within the popular Plassey Close development, this spacious three storey townhouse has been beautifully maintained and modernised by the current owner to create a stylish home with flexible accommodation throughout.

The property is approached via a pathway leading from the private allocated parking space to the front entrance. The ground floor comprises a welcoming entrance hall providing access to the principal bedroom, complete with fitted wardrobes and a modern en-suite shower room. A family bathroom and separate utility area complete this floor. Stairs rise to the upper floor where there are two further well-proportioned bedrooms, together with useful built-in storage cupboards on the landing.

The lower ground floor forms the heart of the home, featuring an impressive open plan kitchen and living space that has been fully modernised to a high standard. The contemporary kitchen is fitted with integrated appliances, a range of stylish wall and base units and generous worktop space. Underfloor heating runs throughout this entire level, creating a warm and comfortable environment all year round. Doors open directly onto the rear garden, making it an ideal space for both everyday living and entertaining.

Outside, the rear garden has been designed for ease of maintenance with a fully decked seating area enclosed by fenced boundaries. A rear gate provides convenient pedestrian access to the pathway beyond.

Lower Ground Floor

Kitchen/ Living Room

Open plan with under floor heating throughout the lower ground floor. double rear aspect door to garden, wall and base units, work surfaces, two storage cupboards, integral fridge freezer, dish washer and washing machine, oven and hob, sink unit.

Ground Floor Bedroom 1

Double glazed rear aspect tilt and turn door/window to Juliette balcony, built-in wardrobe, wall mounted radiator.

En Suite

Walk-in mains shower, low level toilet, wash hand basin, extractor, wall mounted radiator.

Utility

Floor to ceiling shelving unit, two wall mounted cupboards, work top.

Bathroom

Double glazed front aspect window, bath, low level toilet, wash hand basin, wall mounted radiator.

First Floor Landing

Boiler cupboard.

Bedroom 2

Rear aspect skylight window, eaves storage, wall mounted radiator.

Bedroom 3

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

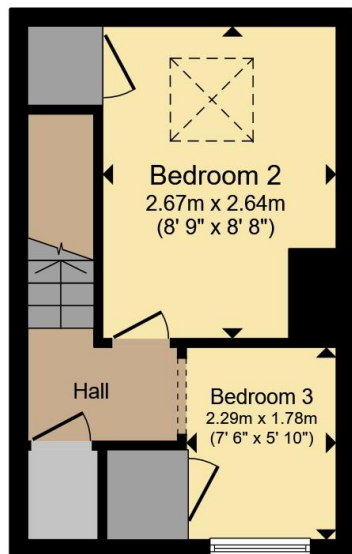
Rear Garden

Decked garden, gated rear access to Stoke Valley Road.

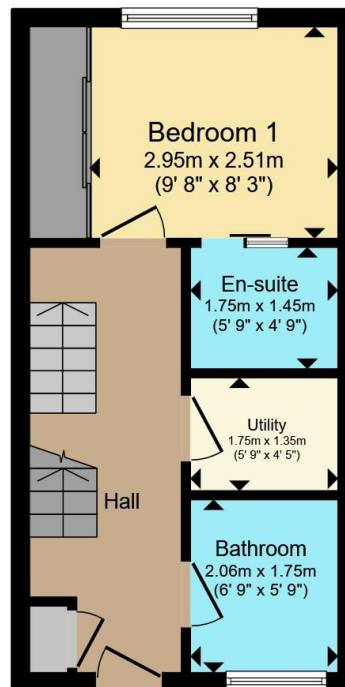




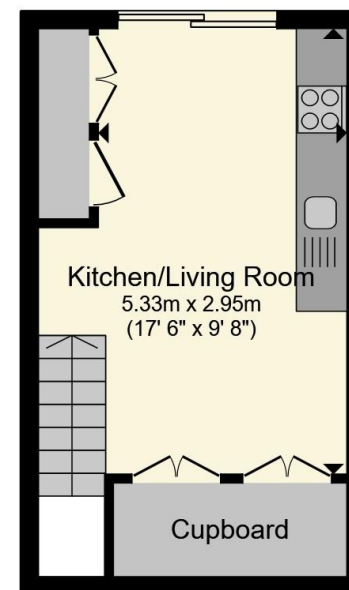




First Floor



Ground Floor



Lower Ground Floor

Total floor area 74.1 m² (798 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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8-9 South Street
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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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