



**Connells**

Burnthouse Lane  
Exeter



## Property Description

**GUIDE PRICE £290,000-£300,000.**

*This well presented Semi-detached house would make the perfect investment or family home. Offering a modern living room and kitchen/dining area on the ground floor, with large utility space and lean to study/store to the side, the ground floor offers a great layout with potential for further development/extension to the rear aspect (STP). Upstairs, there are three good sized bedrooms and a family bathroom. Externally the rear garden offers a large patio area with steps up to a lawn area with summerhouse/shed. To the front, a private driveway offers parking for 2/3 vehicles.*



## Entrance Hall

Under stairs storage, doors to living room and kitchen, stairs to first floor.

## Living Room

Double glazed front aspect bay window, wood burner, wall mounted radiator.

## Kitchen/ Diner

Double glazed rear aspect window, under stairs boiler, wall and base units, work surfaces, electric oven and hob with extractor over, microwave, dish washer, space for fridge freezer, dining area.

## Lean To

Timber framed lean to with door to front and solar panel controls.

## Utility Area

## Downstairs WC

Rear aspect window and low level toilet.

## Landing

Wall mounted radiator.

## Bedroom 1

Double glazed front aspect window, large built-in wardrobes, wall mounted radiator.

## Bedroom 2

Double glazed rear aspect window, built-in wardrobe, wall mounted radiator.

## Bedroom 3

Double glazed front aspect window, built-in wardrobe, wall mounted radiator.

## Outside

Driveway parking for 2/3 vehicles. Rear garden with patio area, steps to lawn, garden shed.

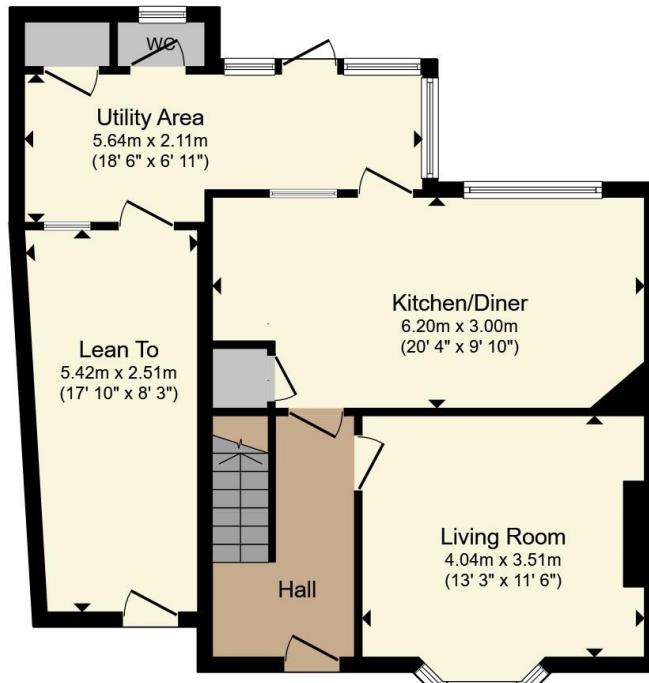
## Agents Note

Current outstanding fees on solar panels to be cleared when the property is sold.

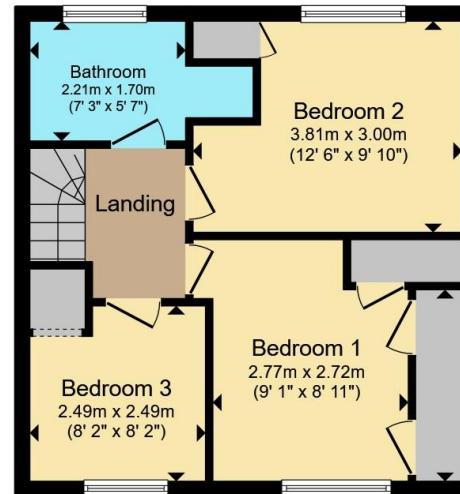








**Ground Floor**



**First Floor**

Total floor area 123.9 m<sup>2</sup> (1,334 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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EPC Rating:  
 Awaited

Council Tax  
 Band: B

Tenure: Freehold

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