



**Connells**

Hexworthy Avenue  
Exeter



## Property Description

*Welcome to this delightful 3-bedroom detached house situated in the vibrant Exwick area of Exeter, conveniently close to St. David's train station. This home showcases a modern interior that creates a welcoming and stylish atmosphere throughout. The property boasts large reception rooms, providing ample space for relaxation and entertaining. A standout feature is the expansive garden, perfect for outdoor activities, gardening, or enjoying peaceful moments in nature. The house's location offers excellent access to local amenities, including shops, cafes, and schools, making it ideal for families or professionals alike. Additionally, the picturesque Quay area is just a short distance away, offering a variety of dining options and scenic walks along the waterfront. This detached house combines comfort, convenience, and space, making it an excellent choice for anyone looking to embrace a vibrant lifestyle in Exeter.*

## Entrance Hall

Door to front.

## Sitting Room

Two double glazed rear aspect windows, one double glazed front aspect window, wall mounted radiator.

## Bedroom 3/ Dining Room

Double glazed front aspect window, wall mounted radiator.

## Kitchen

Double glazed rear aspect window, electric oven, gas hob, wall and base units, work surfaces, sink unit, boiler, space for washing machine and fridge freezer.

## Landing

Airing cupboard and storage cupboard, loft access, wall mounted radiator.

## Bedroom 1

Double glazed front and rear aspect windows, wall mounted radiator.

## Bedroom 2

Double glazed front aspect window, wall mounted radiator.

## Bathroom

Double glazed side aspect window, bath with shower over, wash hand basin, heated towel rail.

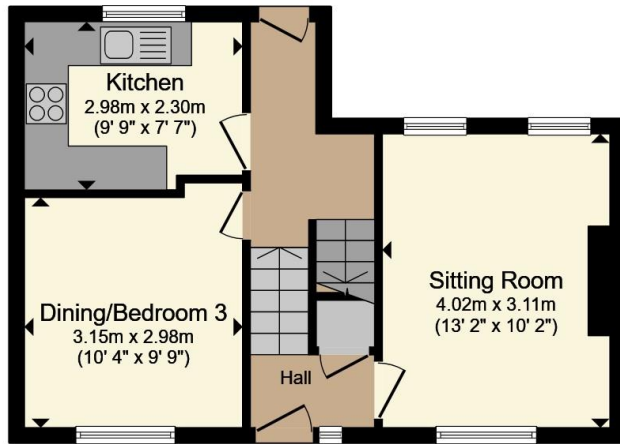
## Separate WC

Double glazed rear aspect window, low level toilet.

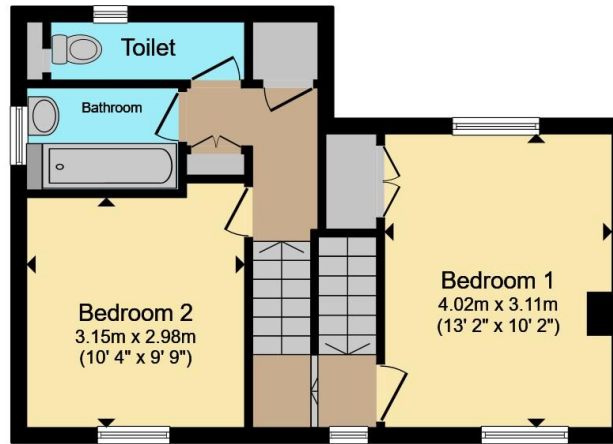
## Rear Garden

Large corner plot garden with lawn, covered patio area, gated side access and hedged surround.





**Ground Floor**



**First Floor**

Total floor area 77.9 m<sup>2</sup> (838 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)



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EPC Rating: D Council Tax  
 Band: C

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Tenure: Freehold



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