





Property Description

This exceptional 2/3 bedroom link-detached home, occupying an enviable corner plot position and enjoying far-reaching open views from the principal living accommodation and bedrooms.

Having been extensively modernised by the current owners, the property offers stylish and versatile accommodation finished to an impressive standard throughout.

A particular feature of the property is the bright and contemporary kitchen, fitted with a range of modern units and complemented by a breakfast bar, creating the perfect space for both everyday living and entertaining.

The spacious lounge enjoys elevated open views, providing a wonderful outlook and an abundance of natural light. To the front of the property is a versatile room which could be utilised as a third bedroom, home office or study, offering flexibility to meet individual requirements. The remaining bedrooms are well-proportioned and benefit from the same attractive open outlook.

Further enhancing the appeal, the property benefits from planning permission for the construction of a rear balcony with steps leading down to the garden, providing the opportunity to create a fantastic outdoor entertaining space. The attractive low-maintenance gardens boast multiple patio seating areas and the property enjoys convenient off-road parking and an EV charging point.

Agency Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

The property benefits from planning permission for the construction of a rear balcony with garden access. In addition, planning permission has been granted for the creation of a dressing room beneath the kitchen.

Entrance Hall

Double glazed front door. Wall mounted radiator.

Kitchen/ Diner

Double glazed rear aspect window and door, wall and base units, work surfaces, electric induction hob with extractor over, electric oven, breakfast bar, 1 1/2 bowl sink unit.

Utility

Double glazed front aspect window, cupboard housing boiler and for storage, plumbing for washing machine, storage cupboard, space for fridge freezer.

Bedroom 3/ Office

Double glazed front aspect window, wall mounted radiator.

First Floor Living Room

Two double glazed rear aspect windows with open views, media wall, electric built-in fire, spotlights.

Landing

Storage cupboard with shelving, loft access.

Lower Ground Floor

Bedroom 1

Double glazed rear aspect window, panelled wall, wall mounted radiator.

Bedroom 2

Double glazed rear aspect window, wall mounted radiator.

Shower Room

Double glazed side aspect window, double shower cubicle with double head, low level toilet, wash hand basin, tiling.

Front Garden

Driveway parking for one car, gravelled front area.

Rear Garden

Decked area, tap, power, patio, further patio area, all enclosed by fencing. Store with door to rear.

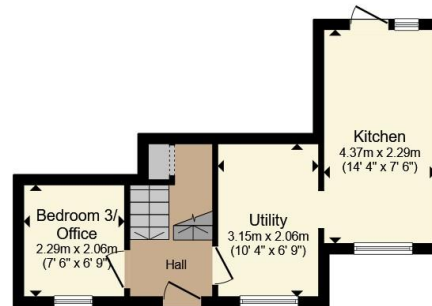




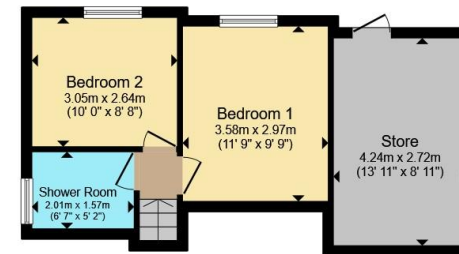




First Floor



Ground Floor



Lower Ground Floor

Total floor area 88.6 m² (954 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

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To view this property please contact Connells on

T 01392 221 331
E exeter@connells.co.uk

8-9 South Street
EXETER EX1 1DZ

EPC Rating: D Council Tax
Band: C

Tenure: Freehold

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