



Connells

Tor Close
Exeter

Tor Close
Exeter EX4 9AB

for sale guide price
£190,000



Property Description

GUIDE PRICE £190,000 - £200,000

Offered to the market chain free, this three-bedroom terraced home presents an exciting opportunity for buyers seeking a property with generous proportions and excellent scope for improvement.

The accommodation is entered via a spacious entrance hall featuring two front access doors, stairs rising to the first floor, and a door leading through to the utility area and kitchen. The kitchen is fitted with a range of wall and base units with work surfaces over and benefits from direct access to the rear garden. An opening from the kitchen leads into the impressive living/dining room, a substantial space extending from the front to the rear of the property. Large windows allow plenty of natural light to flood the room, creating a bright and airy feel and offering ample space for both relaxing and entertaining. To the first floor are three well-proportioned bedrooms together with a wet room. The spacious layout provides excellent flexibility and would suit a range of purchasers, from first-time buyers and growing families to investors looking for a refurbishment project. Outside, the private enclosed rear garden offers a generous outdoor space with excellent potential. Subject to landscaping and improvement, it could be transformed into a wonderful area for entertaining, family enjoyment, or keen gardeners. While the property requires modernisation throughout, it already demonstrates the key ingredients of a fantastic home.

Agents Notes

The seller has advised that there is a bathroom grant, the final fee which will be repaid on completion.

Entrance Porch

Two front doors, electric radiator.

Living/ Dining Room

Double glazed front and rear aspect windows, fireplace.

Kitchen

Double glazed rear aspect window and door, wall and base units, work surfaces, oven and hob with extractor over, space for washing machine, sink unit.

Utility Room

Wall unit and work top with space under for fridge and freezer, under stairs storage.

Landing

Airing cupboard with hot water tank, loft access.

Bedroom 1

Double glazed front aspect window, storage cupboard.

Bedroom 2

Double glazed rear aspect window.

Bedroom 3

Double glazed front aspect window, storage cupboard over stairs.

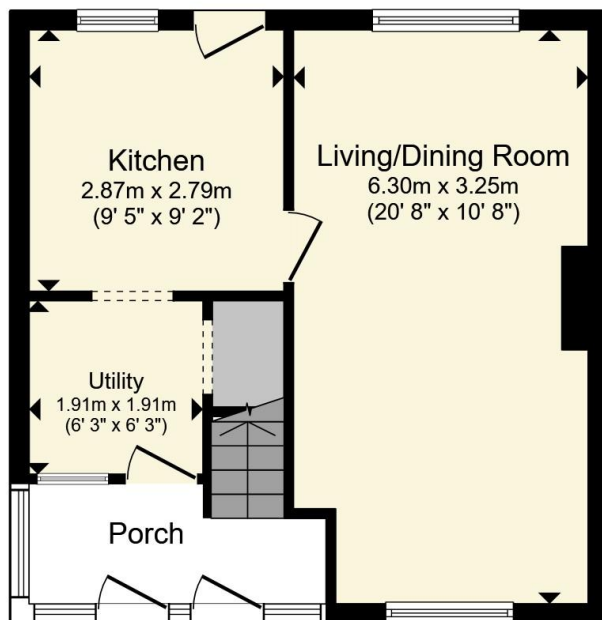
Wet Room

Two double glazed rear aspect windows, electric shower, low level toilet, wash hand basin.

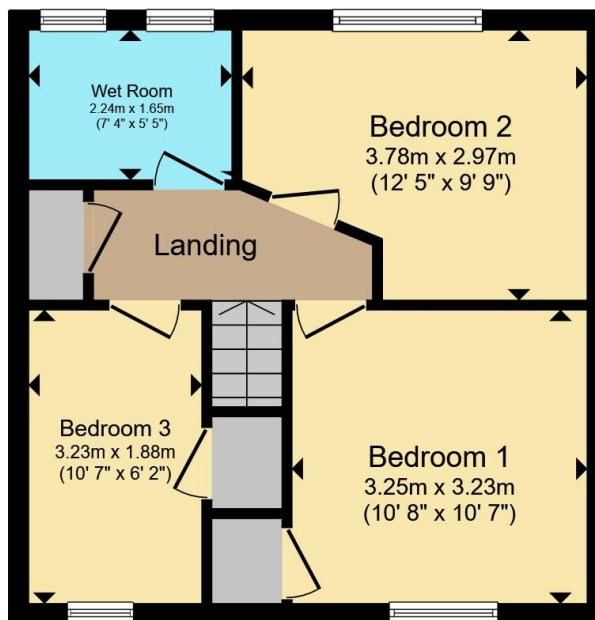
Rear Garden

Lawn, patio areas, metal garden shed.





Ground Floor



First Floor

Total floor area 71.8 m² (773 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: E Council Tax
Band: B

view this property online connells.co.uk/Property/EXR318112

Tenure: Freehold



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