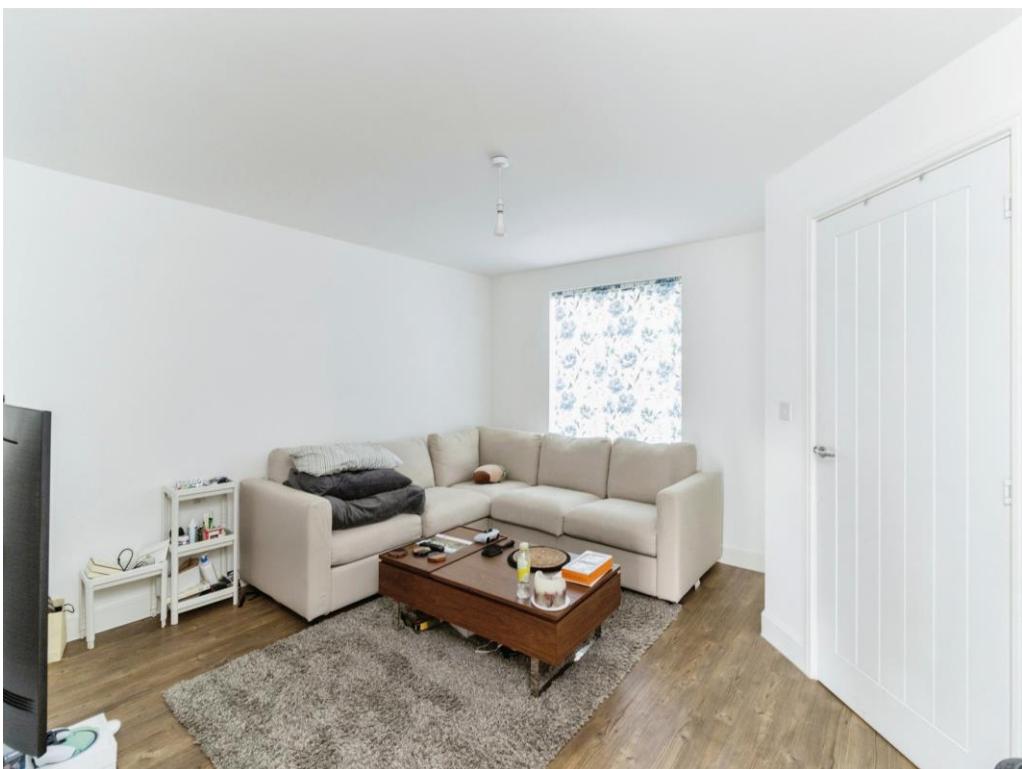




**Connells**

Penry Road  
Exeter



## Property Description

**GUIDE PRICE £300,000 - £325,000.**

**A 3 Bedroom(1 En-suite) Semi-detached house, located in Countess-Wear, with great access to schools, shops and amenities, Exeter Golf and Country Club and transport links such as the M5. Outside there is driveway parking and an enclosed rear garden ideal for a family and anyone who enjoys alfresco dining in the summer with lawned area and patio space. The property is No Chain! The property consists of 3 double bedrooms, large kitchen diner, lounge, W.C, En-suite, Family bathroom, a large enclosed garden and driveway for 2 cars.**



## Entrance Hall

Door to front, cupboard, wall mounted radiator.

## Living Room

12' 10" max x 13' 8" max ( 3.91m max x 4.17m max )

Double glazed front aspect window, wall mounted radiator.

## Kitchen/ Dining Room

18' max x 14' 6" max ( 5.49m max x 4.42m max )

Double glazed rear aspect window, double glazed French doors to rear, wall and base units, work surfaces, pantry, built-in fridge freezer, new boiler, 1 1/2 bowl stainless steel sink unit, built-in electric oven, hob and dish washer, wall mounted radiator.

## Downstairs WC

Low level toilet, wash hand basin, wall mounted radiator.

## Bedroom 1

10' 8" max x 11' 5" max ( 3.25m max x 3.48m max )

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

## En Suite

Double glazed obscured front aspect window, shower cubicle with electric shower, low level toilet, wash hand basin, fully tiled, extractor fan.

## Bedroom 2

9' 3" into recess x 8' 3" max ( 2.82m into recess x 2.51m max )

Double glazed rear aspect window, built-in wardrobe.

## Bedroom 3

12' 7" max x 7' 1" to front of wardrobe ( 3.84m max x 2.16m to front of wardrobe )

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

## Bathroom

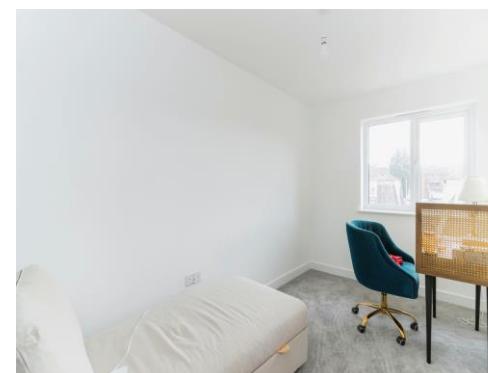
Bath with shower attachment, low level toilet, wash hand basin, fully tiled, heated towel rail, extractor fan.

## Garden

Patio, outside tap, side access gate, enclosed by fencing.

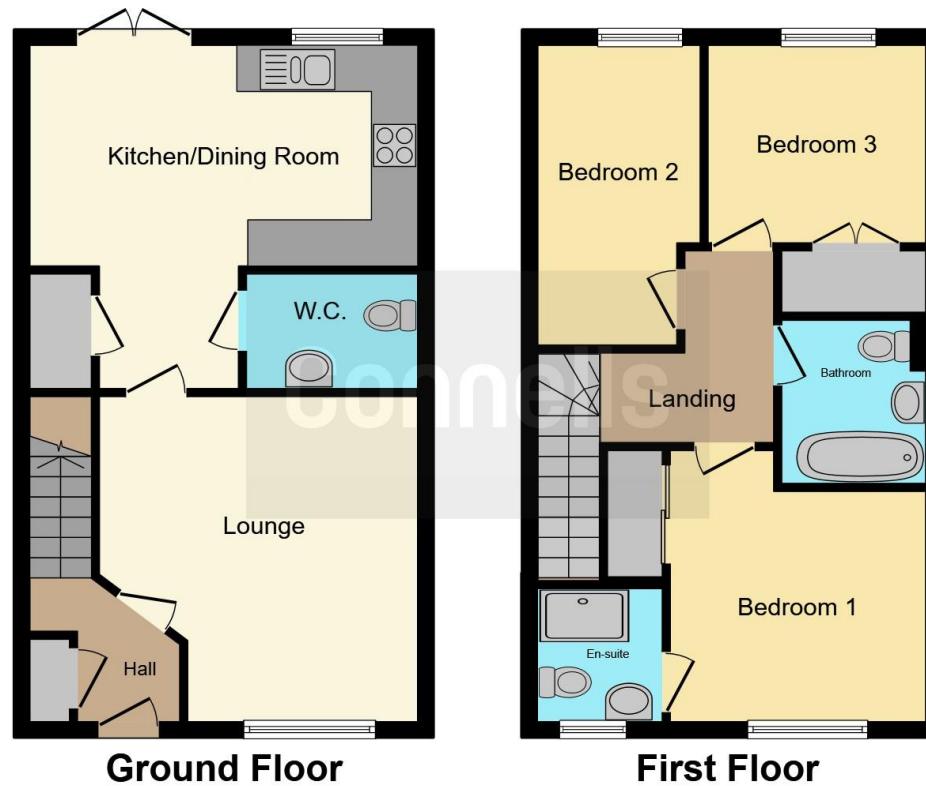
## Agents Note

Service Charge: £161.69 for current year.









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01392 221 331**  
**E [exeter@connells.co.uk](mailto:exeter@connells.co.uk)**

8-9 South Street  
 EXETER EX1 1DZ

EPC Rating: B    Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/EXR315693](http://connells.co.uk/Property/EXR315693)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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