



Woodwater Lane
Exeter EX2 5NP

for sale
£250,000



Property Description

This 3 Bedroom mid terraced house located in popular residential area of Wonford, close to RD&E, local amenities, schools and public transports links. The property consist of 3 good sized bedrooms, 1 bathroom, a spacious living area and kitchen diner. This property also benefits from a front and rear garden with rear access and a good-sized single garage.



Entrance Hall

Gas meter.

Living Room

14' 7" max x 13' 5" max (4.45m max x 4.09m max)

Double glazed front aspect window, fireplace with electric fire, wall mounted radiator.

Kitchen/ Diner

14' 7" max x 10' 6" max (4.45m max x 3.20m max)

Two double glazed rear aspect windows and rear aspect door to conservatory, wall and base units, work surfaces, sink unit, oven and hob with extractor over, built-in fridge freezer, under stairs storage, storage cupboard, wall mounted radiator.

Conservatory

12' 8" max x 5' 1" max (3.86m max x 1.55m max)

Double glazed sliding doors to rear.

Bedroom 1

14' 8" max x 8' 5" max (4.47m max x 2.57m max)

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

Bedroom 2

9' 1" x 8' 5" (2.77m x 2.57m)

Double glazed rear aspect window, wall mounted radiator.

Bedroom 3

10' 9" max x 6' max (3.28m max x 1.83m max)

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

Shower Room

Double glazed obscured rear aspect window, shower cubicle with electric shower, low level toilet, vanity unit, wall mounted radiator.

Outside

Lawned front garden. Tiered garden to rear with lawn, patio area, decking, all enclosed by walls.

Garage

17' 10" x 8' 10" (5.44m x 2.69m)

Up and over door.

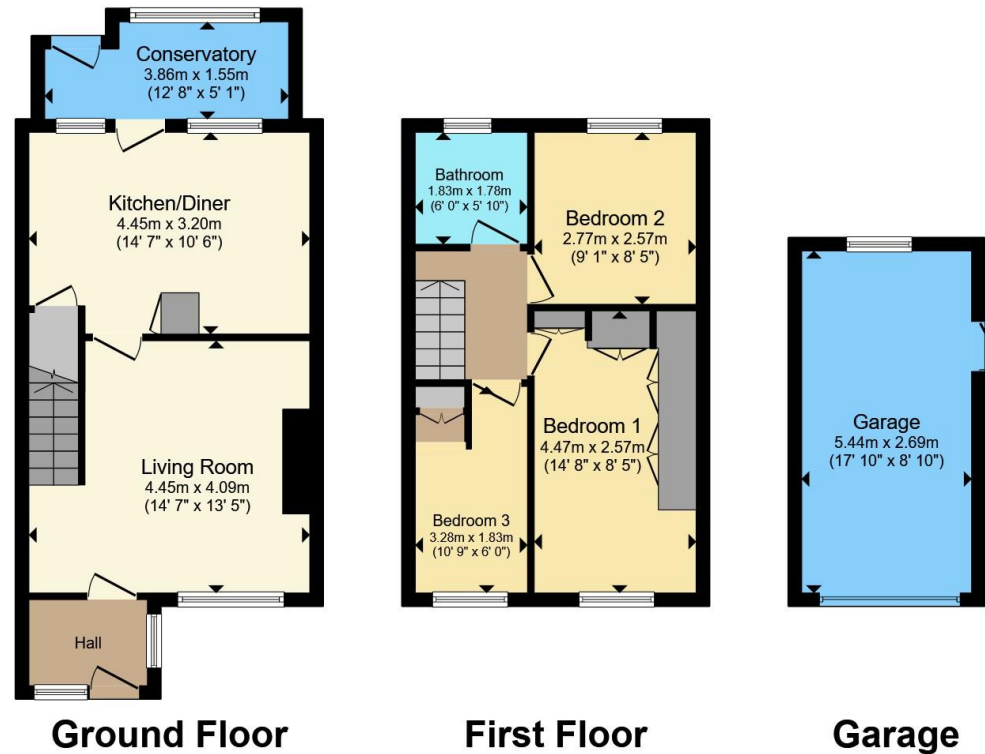
Agents Note

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.









Total floor area 88.5 m² (953 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



To view this property please contact Connells on

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8-9 South Street
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/EXR317191



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