



Connells

Venny Bridge
Exeter



Property Description

Situated in a secluded position along Venny Bridge on the edge of the popular area of Pinhoe, and within easy reach of Exeter city centre, this spacious four-bedroom semi-detached home offers an excellent opportunity for buyers looking to modernise and create their ideal family property.

The property is approached via a private gated driveway, leading to a front garden and providing access to a single garage beneath a useful car port. Internally, the accommodation is well-proportioned throughout, with an entrance hallway leading to a dining room, living room, and kitchen. The kitchen opens into a large conservatory, creating additional living space overlooking the rear garden. The ground floor further benefits from a convenient cloakroom/W.C. and internal access to the garage. On the first floor are four well-sized bedrooms and a family bathroom, offering ample accommodation for growing families. The garage extends beyond the main structure and provides access to a useful workshop area, ideal for hobbies, storage, or home projects. Outside, the generous rear garden is predominantly laid to lawn with paved pathways, a greenhouse, and several garden sheds, creating a wonderful outdoor space for families and keen gardeners alike.

Although requiring general modernisation throughout, the property offers tremendous potential and represents an exciting opportunity to create a substantial family home in a convenient yet tucked-away location.

Agents 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.

Living Room

Double glazed aluminium front aspect window, gas fire (back boiler), wall mounted radiator.

Dining Room

Double glazed aluminium front aspect window, wall mounted radiator.

Kitchen

Double glazed aluminium rear aspect window, wall and base units, work surfaces, sink unit, space for oven, hob and fridge. Door to...

Conservatory

Large conservatory with door to WC and Garage.

Downstairs WC

Low level toilet.

Landing

Access to main loft.

Bedroom 1

Double glazed aluminium front aspect window, fitted wardrobe, wall mounted radiator.

Bedroom 2

Double glazed aluminium front aspect window, fitted wardrobe, wall mounted radiator.

Bedroom 3

Double glazed aluminium front and side aspect window, wall mounted radiator. Loft access.

Bedroom 4

Double glazed aluminium rear aspect window, fitted wardrobe, wall mounted radiator.

Bathroom

Bath with shower over, low level toilet, wash hand basin, wall mounted radiator.

Rear Garden

Lawn with path through the middle, garden shed, greenhouse, flower beds.

Parking

Garage, driveway parking for two + cars.

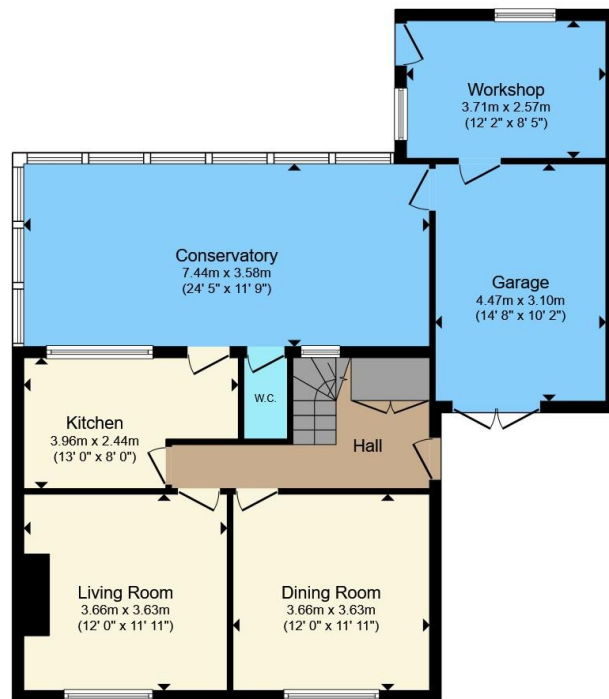
Workshop

Attached to garage at rear with window and door to garden.

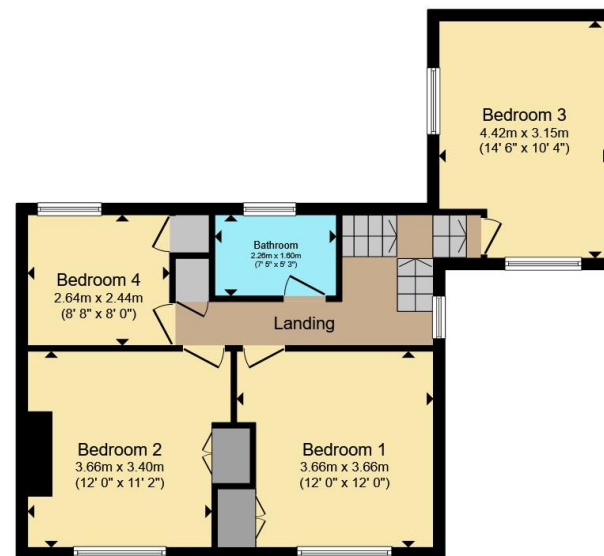








Ground Floor



First Floor

Total floor area 123.9 m² (1,333 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
EXETER EX1 1DZ

EPC Rating: D Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/EXR318209



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Property Ref: EXR318209 - 0003