



Connells

Rifford Road
Exeter

Rifford Road
Exeter EX2 5LT

for sale guide price
£325,000



Property Description

GUIDE PRICE £325,000 - £350,000

Located on the ever-popular Rifford Road, this well-presented semi-detached property offers spacious and versatile accommodation, making it an ideal home for families and professionals alike.

The ground floor is centred around a superb kitchen/dining room, fitted with a modern range of wall and base units providing ample storage and worktop space. French doors open directly onto the rear garden, creating an ideal space for entertaining and everyday family living. A generous living room provides a comfortable place to relax, while a separate utility room offers valuable additional storage and laundry facilities. Upstairs, the property boasts an excellent layout with three well-proportioned double bedrooms, all offering generous accommodation. The first floor is completed by a stylish and modern family bathroom fitted with a contemporary suite. Externally, the property benefits from a private driveway to the front, providing off-road parking for at least two vehicles. To the rear, the enclosed garden is mainly laid to lawn, offering plenty of space for children, pets or outdoor entertaining. A substantial workshop/garden shed provides excellent storage or hobby space, while gated side access adds further practicality.

This spacious home combines modern interiors with excellent outdoor space in a convenient Exeter location, presenting a fantastic opportunity for buyers seeking a property ready to move straight into.

Entrance Hall

With doors to all the ground floor rooms.

Living Room

Two double glazed side aspect windows, wall mounted radiator.

Kitchen/ Diner

Double glazed rear aspect window and French doors to the rear garden, wall and base units, work surfaces, integrated oven and gas hob with extractor over, space for fridge freezer, sink unit.

Utility Room

Low level toilet, wash hand basin, space for appliances, fitted storage, double glazed front aspect window.

Bedroom 1

A large double with double glazed window and wall mounted radiator.

Bedroom 2

A double bedroom with double glazed window and wall mounted radiator.

Bedroom 3

Double bedroom with double glazed window and wall mounted radiator.

Shower Room

Modern shower room with shower, low level toilet, wash hand basin and heated towel rail.

Rear Garden

Lawn area, large workshop/shed with power, small patio, side gate to front.

Parking

Driveway parking for two cars.

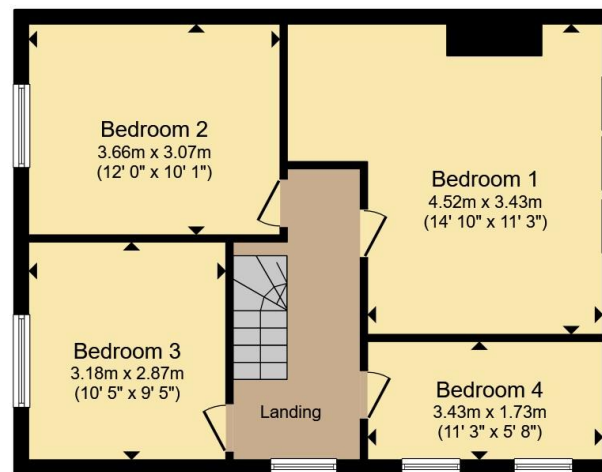








Ground Floor



First Floor

Total floor area 106.1 m² (1,142 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: C Council Tax
Band: C

Tenure: Freehold

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