



Connells

King Arthurs Road
Exeter



Property Description

Located on King Arthurs Road, this spacious three-bedroom home presents an excellent opportunity for buyers seeking a property with plenty of potential to create their ideal family home.

The accommodation begins with an entrance porch leading into a welcoming hallway, with stairs rising to the first floor and access to both the living accommodation and kitchen. The well-proportioned living/dining room enjoys a large front-facing window, allowing for plenty of natural light, while a sliding door opens into the conservatory, providing additional reception space and views over the rear garden.

The kitchen/breakfast room offers ample space for both cooking and dining, featuring a range of fitted units and room for entertaining family and friends. A door from the kitchen provides direct access to the rear garden.

On the first floor, there are three bedrooms alongside a family bathroom and a separate WC, providing practical accommodation for growing families.

Outside, the rear garden is predominantly laid to lawn and complemented by established flowerbeds. A paved pathway runs through the centre of the garden, leading to a useful garden shed positioned at the far end.

While the property would benefit from general internal modernisation, it offers a fantastic layout and excellent scope for improvement, making it an ideal first home, family property or investment opportunity.

Agents Notes

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.

Entrance Porch

Sliding front door, two doors to hallway.

Entrance Hall

Wall mounted radiator.

Sitting Room

Double glazed front aspect window, sliding door to rear and door to kitchen. gas fireplace, wall mounted radiator.

Kitchen/ Breakfast Room

Double glazed rear aspect window and door to garden, wall and base units, work surfaces, gas cooker point, sink unit, under stairs storage, space for fridge freezer and washing machine, wall mounted radiator.

Conservatory

With door to garden.

Bedroom 1

Double glazed front aspect window, storage cupboard, wall mounted radiator.

Bedroom 2

Double glazed rear aspect window, wall mounted radiator.

Bedroom 3

Double glazed front aspect window, storage cupboard, wall mounted radiator.

Bathroom

Double glazed rear aspect window, bath, wash hand basin.

Separate WC

Double glazed rear aspect window, low level toilet.

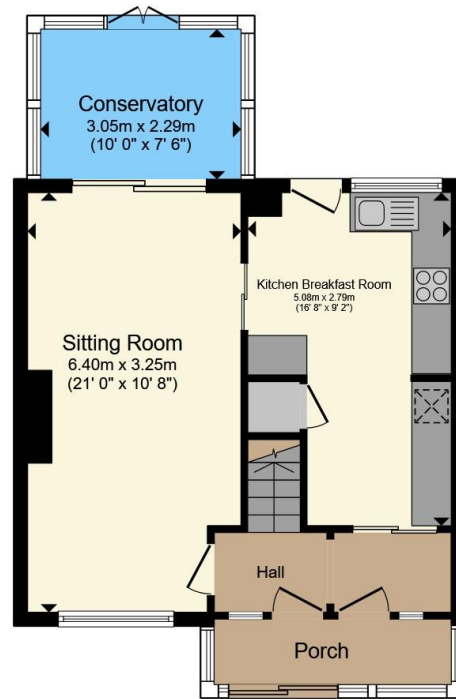
Rear Garden

Patio leading to path up the middle of the garden, with lawn on both sides. Mature plants and trees, garden shed.

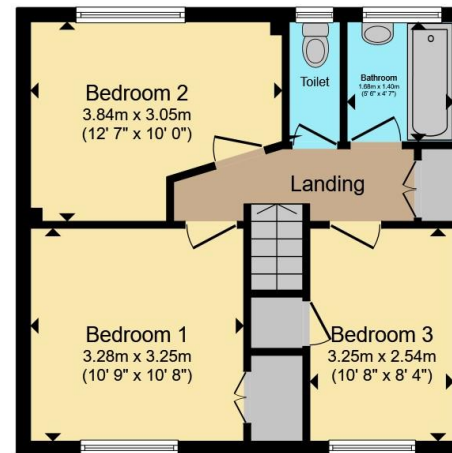








Ground Floor



First Floor

Total floor area 94.1 m² (1,013 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: B

Tenure: Freehold

view this property online connells.co.uk/Property/EXR318235



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