



Connells

Monkswell Road
Exeter



Property Description

GUIDE PRICE £300,000 - £325,000.

A stunning 3 bedroom, 2 reception room TERRACED HOUSE situated in the desirable area of Mount Pleasant which is within walking distance of the city centre, R,D&E Hospital and University. Ideal for families or investors.

Outside there are low maintenance gardens and the property is in a residents parking zone. NO CHAIN. The accommodation comprises:- Lounge, dining room, lean to, first floor landing, 3 bedrooms and shower room/WC.



Entrance Porch

Door to front. Door to...

Entrance Hall

Tiled floor, under stairs cupboard, wall mounted radiator.

Living Room

Double glazed front aspect bay window, picture rail, feature fireplace, wall mounted radiator.

Dining Room

French doors to lean to. Feature fireplace, built-in cupboards, wall mounted radiator.

Lean To

Shelving, door to rear.

Kitchen

Double glazed rear aspect window, internal side aspect sash window, fitted wall and base units, work surfaces, double electric oven, gas hob with extractor over, stainless steel sink unit, plumbing for washing machine, space for fridge freezer, tiling,

Landing

Loft access, built-in cupboard with shelving.

Bedroom 1

Double glazed front aspect window, feature fireplace, wall mounted radiator.

Bedroom 2

Double glazed rear aspect window, feature fireplace, shelving, wall mounted radiator.

Bedroom 3

Double glazed rear aspect window, shelving, wall mounted radiator.

Shower Room

Double glazed obscured side aspect window, double shower cubicle with mains shower, low level toilet, wash hand basin, heated towel rail, fully tiled.

Front Garden

Gravelled front garden.

Rear Garden

Paved garden area with plants and shrubs, outside store with boiler, rear access gate to rear.

Parking

Residents parking zone.









Total floor area 93.1 m² (1,002 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: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/EXR317388



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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