



Connells

Carlyon Gardens
Exeter



Property Description

This charming four-bedroom end terraced house in Heavitree, Exeter, is a wonderful family home nestled in a peaceful cul-de-sac. With spacious interiors that allow for comfortable living, the property features an inviting layout that includes two toilets for family convenience and a garage that offers both parking and storage. Families will appreciate the proximity to outstanding local schools and the convenience of nearby shops. Additionally, with easy access to the M5, this home is perfectly situated for both work and leisure.



Living Room

Double glazed rear aspect window, wall mounted radiator.

Kitchen

Double glazed rear aspect window, wall and base units, work surfaces, electric oven, gas hob with extractor over, dish washer, stainless steel sink unit, wall mounted radiator.

Bedroom 1

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

Bedroom 2

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

Bedroom 3

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

Bedroom 4

Double glazed front aspect window, wall mounted radiator.

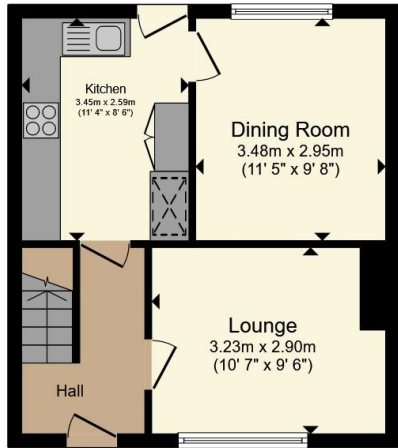
Shower Room

Double glazed obscured rear aspect window, electric shower, low level toilet, wash hand basin, extractor fan.

WC

Double glazed obscured rear aspect window, low level toilet, wash hand basin.

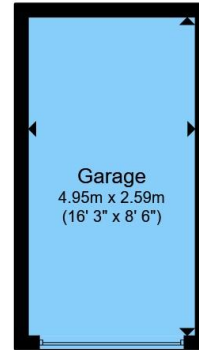




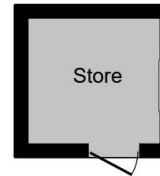
Ground Floor



First Floor



Outbuilding



Total floor area 89.5 m² (964 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

T 01392 221 331
E exeter@connells.co.uk

8-9 South Street
 EXETER EX1 1DZ

EPC Rating: D Council Tax
 Band: B

view this property online connells.co.uk/Property/EXR317563

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EXR317563 - 0007