



Connells

Valley Road
Clyst St. Mary Exeter

Valley Road
Clyst St. Mary Exeter EX5 1QQ

for sale guide price
£180,000



Property Description

An Inviting 2 bedroom PARK HOME nestled in serene surrounding, boasting 2 generous double bedrooms. Embrace outdoor living with wrap-around garden, providing a lush and private retreat. The property is immaculate and a credit to the current owners being sleek and modern and ready to move into. The property also offers a convenient parking space, ensuring effortless access. Experience the perfect blend of comfort and nature in this charming park home, where the tranquil setting and spacious interiors create an ideal haven for relation and enjoyment. The property comprises:- Entrance hallway, lounge/kitchen/diner, shower room/wc, separate wc and 2 bedrooms.



Entrance Hall

Door to side, laminate flooring, electric radiator.

Living/ Dining Room/ Kitchen

21' 8" max x 18' 10" max (6.60m max x 5.74m max)

Two double glazed bay windows to front, double glazed window to side, double glazed patio doors to side, laminate flooring, wall mounted radiator, wall and base units, carousel cupboards in corners, work surfaces, plumbing for dish washer, double electric oven, electric hob with extractor over, built-in fridge freezer, built-in washing machine, cupboard housing boiler.

Shower Room

Double glazed side aspect obscured window, double shower cubicle with electric shower, low level toilet, wash hand basin, heated towel rail, laminate flooring, extractor fan.

WC

Double glazed side aspect obscured window, low level toilet, wash hand basin with cupboard below, laminate flooring.

Bedroom 1

12' 1" x 9' 5" (3.68m x 2.87m)

Double glazed rear aspect window, electric radiator.

Bedroom 2

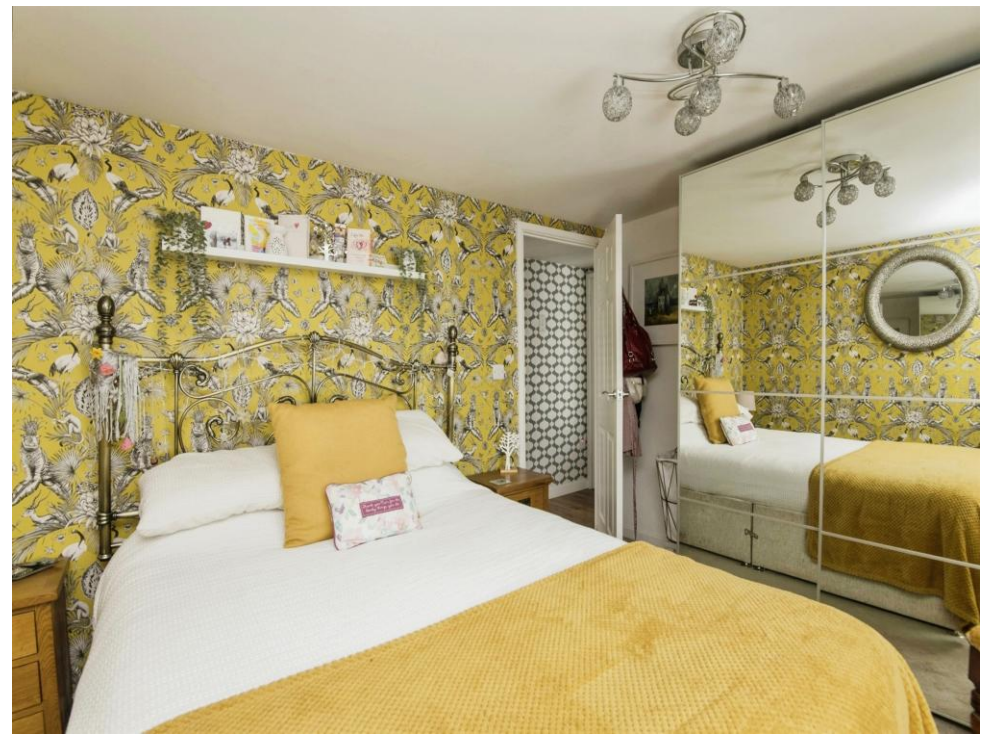
9' 4" x 6' 6" (2.84m x 1.98m)

Double glazed rear aspect window, electric radiator.

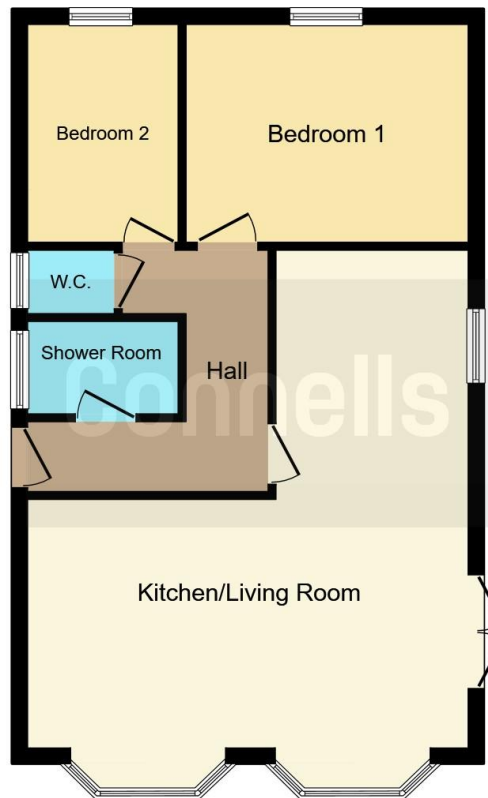
Outside

Gravelled area, decked area, lawn, shed, fencing and hedges, 1 parking space, visitor parking.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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: Council Tax
 Exempt Band: A

Tenure:

view this property online [connells.co.uk/Property/EXR315048](https://www.connells.co.uk/Property/EXR315048)

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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: EXR315048 - 0005