



Connells

Newman Road
Exeter



Property Description

Situated on Newman Road, this beautifully presented property has been thoughtfully modernised throughout, creating a stylish and practical home perfectly suited to family life.

The property is approached via a private driveway providing ample off-road parking, alongside a lawned area to the front. Upon entering, the welcoming hallway provides access to a versatile ground floor room which can be utilised as a fourth bedroom, home office, or study. The hallway also leads to the first floor staircase and through to the main living accommodation.

The spacious open plan living area enjoys a bright front aspect window and flows seamlessly into the modern fitted kitchen at the rear of the property. The kitchen offers a contemporary range of units and overlooks the rear garden, with a convenient side door providing direct access outside. On the first floor, there are three well-proportioned bedrooms together with a stylish modern family bathroom, all presented to a high standard.

Outside, the rear garden is predominantly laid to lawn and enjoys a patio seating area, ideal for outdoor dining and entertaining, complemented by established planted shrubs that add colour and privacy throughout the year. This fantastic home combines modern interiors, flexible living accommodation, and excellent outdoor space, making it a wonderful opportunity for families and professionals alike.

Agents Note

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 Hall

Under stairs cupboard.

Living Room

Open plan layout. Double glazed front aspect window, two wall mounted radiators.

Kitchen

Double glazed rear aspect window, door to side, wall and base units, work surfaces, sink unit, space for appliances, oven and hob with extractor over.

Ground Floor Bedroom 4/ Study

Double glazed rear and side aspect window, wall mounted radiator.

Bedroom 1

Double glazed rear aspect window, wall mounted radiator.

Bedroom 2

Double glazed front aspect window, wall mounted radiator.

Bedroom 3

Double glazed rear aspect window, wall mounted radiator,

Bathroom

Double glazed front aspect window, bath with mains shower over, low level toilet, wash hand basin.

Front Garden

Lawn area, gated access to rear garden.

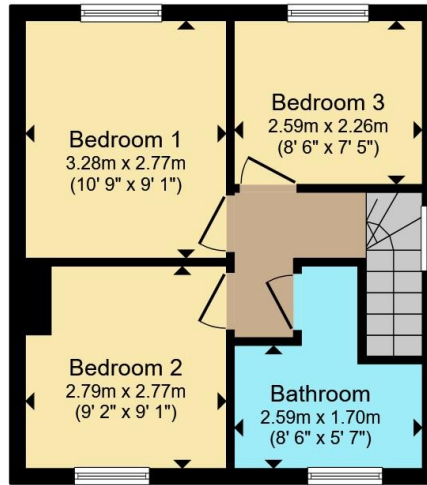
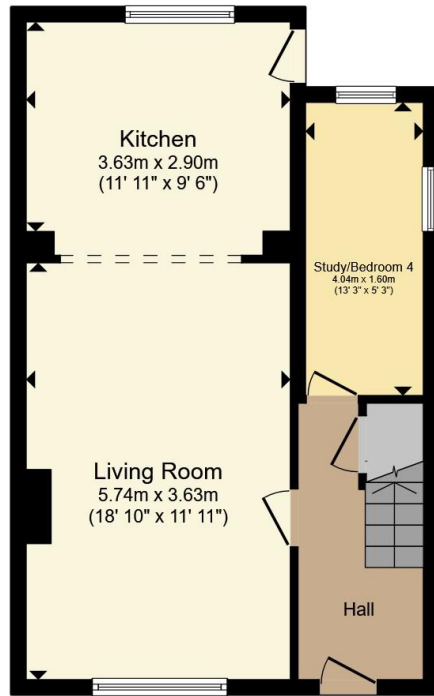
Rear Garden

Steps down from small patio area to good size lawn space.

Parking

Driveway parking for 1/ 2 cars.





Ground Floor

First Floor

Total floor area 81.1 m² (873 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

view this property online connells.co.uk/Property/EXR318246

Tenure: Freehold



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