



Connells

Moorland Way
Exeter



Property Description

GUIDE PRICE £350,000 - £375,000 A 4 bedroom SEMI DETACHED HOUSE located in the family area of **EXWICK** close to schools, local shops, amenities, Health Centre and transport links into Exeter. The home also has the added advantage of an **A RATING EPC** and **SOLAR PANELS** with large electric storage batteries in the loft.. Outside there is a front garden, driveway parking with **ELECTRIC CHARGING POINT** to **GARAGE** and rear large garden ideal for children to enjoy with patio and lawns. When entering the property there is an entrance hallway with lounge, dining room and this leads into the large kitchen/diner which has fitted appliances, perfect for families, downstairs there is also bedroom 4 which could also be used as a study. On the first floor there is 3 further bedrooms and a bathroom/WC. From the rear of the home you have amazing **OPEN VIEWS** across towards Exeter and beyond.

Entrance Hall

Double glazed obscured front aspect door, under stairs storage, wall mounted radiator.

Bedroom 4/ Study

11' 3" x 7' 2" (3.43m x 2.18m)

Double glazed side aspect window, wardrobe/storage cupboard, wash hand basin.

Living Room

12' 10" x 10' 5" (3.91m x 3.17m)

Double glazed front aspect window, wall mounted radiator.

Dining Room

9' 8" x 9' 5" (2.95m x 2.87m)

Wall mounted radiator.

Kitchen/ Diner

16' 1" x 9' 5" (4.90m x 2.87m)

Double glazed rear aspect French doors, double glazed rear aspect window with open views, double glazed side aspect door, wall and base units, work surfaces, double electric oven, gas hob with extractor over, built-in fridge freezer, tiling, built-in dish washer, sink unit, modern design vertical wall mounted radiator.

Landing

Double glazed side aspect window.

Bedroom 1

13' x 10' (3.96m x 3.05m)

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

Bedroom 2

9' 3" x 11' 5" (2.82m x 3.48m)

Double glazed rear aspect window with open views, storage cupboards, desk, wall mounted radiator.

Bedroom 3/ Study

10' 1" x 6' 5" (3.07m x 1.96m)

Double glazed front aspect window, wall mounted radiator.

Bathroom

Two double glazed rear aspect windows with open views, bath with mains shower, low level toilet, wash hand basin, tiling, wall mounted radiator.

Front Garden

Lawned garden driveway parking with electric charging point.

Garage

Power and light, up and over door, utility area with power, plumbing for washing machine.

Rear Garden

Rear lawned garden with open views, a variety of trees and shrubs and a patio area to enjoy summer dining.









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.focalagent.com

To view this property please contact Connells on

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8-9 South Street
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EPC Rating: A Council Tax
 Band: C

Tenure: Freehold

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