



Connells

Codrington Street
Exeter

Codrington Street
Exeter EX1 2BU

for sale guide price
£280,000



Property Description

GUIDE PRICE £280,000 - £290,000. Situated on the popular Codrington Street, this spacious terraced home is arranged over three floors and offers versatile accommodation, ideal for families, professionals or investors looking to be within easy reach of Exeter city centre. The ground floor comprises a welcoming entrance hall leading into a bright and spacious living room. An open archway flows through to the kitchen and dining area, creating a sociable space for everyday living and entertaining. Beyond the kitchen is a practical utility room with additional storage and appliance space, together with a downstairs cloakroom. A door provides direct access to the rear garden. Stairs rise to the first floor, where there are two well-proportioned bedrooms, including a generous double bedroom, alongside a family bathroom. A further staircase leads to the second floor, where the impressive principal bedroom enjoys a rear-facing Velux window and useful fitted eaves storage, creating a bright and spacious retreat.

Outside, the property benefits from residents' permit parking to the front. The enclosed rear garden provides a wonderful outdoor space, featuring a patio seating area with steps leading to a secluded upper terrace surrounded by mature trees, offering a peaceful and private setting. A useful brick-built outside store completes the garden and provides excellent additional storage.

Living Room

Double glazed front aspect window, wood burner, built-in cupboard, wall mounted radiator. Open to...

Kitchen

Double glazed rear aspect window, built-in dish washer, fridge, space for washing machine, space for dining table and chairs, wall and base units, work surfaces, oven and hob with extractor over, sink unit, built-in cupboard, wall mounted radiator.

Utility

Side aspect window, fridge freezer, wall and base unit.

Downstairs WC

Low level toilet, wash hand basin, wall mounted radiator.

Bedroom 1

Two double glazed front aspect windows, character fireplace, two wall mounted radiators.

Bedroom 3

Double glazed rear aspect window, wall mounted radiator.

Bathroom

Bath, mains shower, low level toilet, wash hand basin, extractor fan.

Second Floor Bedroom 2

Rear aspect skylight window, eaves storage, wall mounted radiator.

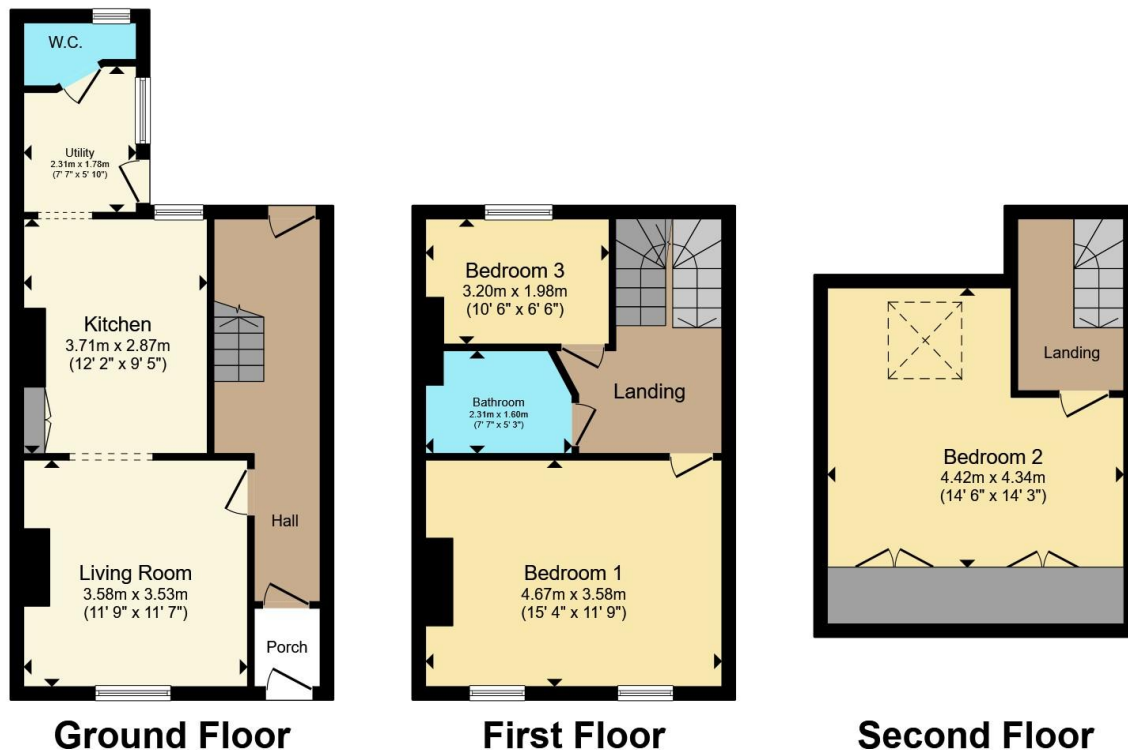
Rear Garden

Patio garden, tiered levels, fig tree.

Outbuilding

Outside brick-built store room.





Total floor area 99.7 m² (1,073 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: D Council Tax
 Band: B

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Tenure: Freehold



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