



Connells

Powderham Road
Exeter



Property Description

Located on Powderham Road, this well-maintained three-bedroom home offers spacious and practical accommodation arranged over two floors, making it perfectly suited to first-time buyers, young families or those seeking a property ready to move straight into.

The ground floor features a welcoming open-plan living and dining area, creating a bright and versatile space for both everyday living and entertaining. To the rear of the property is a modern fitted kitchen, offering ample storage and worktop space, with a door leading directly out to the rear garden.

Upstairs, the property comprises three bedrooms, including two generous double bedrooms and a third single bedroom which would make an ideal nursery, home office or study. Completing the first floor is a well-appointed family bathroom.

Outside, the enclosed rear garden has been designed with ease of maintenance in mind and benefits from a slate shingle patio area, attractive raised flower beds, a walled surround and gated rear access. The outdoor space provides a pleasant setting for relaxing or entertaining throughout the year.

Finished to a high standard throughout and presented in excellent decorative order, this property offers a fantastic opportunity to acquire a comfortable and stylish home in a convenient location.

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

Stairs to first floor, under stairs storage, wall mounted radiator.

Lounge

Double glazed front aspect bay window, fireplace with electric fire, wall mounted radiator.

Diner

Storage, rear door to utility area, wall mounted radiator, arch opening to...

Kitchen/ Utility Area

Wall and base units, work surfaces, double glazed rear aspect window, sink unit, space for fridge freezer, built-in oven and gas hob with extractor over, dish washer and washing machine, breakfast bar. Glass roof in utility space, fitted wall and base units with work surfaces, wall mounted radiator.

Bedroom 1

Double glazed front aspect bay window, feature fireplace, wall mounted radiator.

Bedroom 2

Double glazed rear aspect window, feature fireplace, wall mounted radiator.

Bedroom 3/ Office

Double glazed rear aspect window, wall mounted radiator.

Bathroom

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

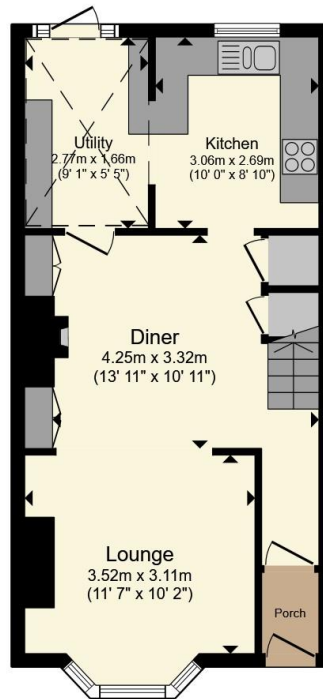
Rear Garden

Courtyard garden with slated patio areas with flower beds and rear gate.

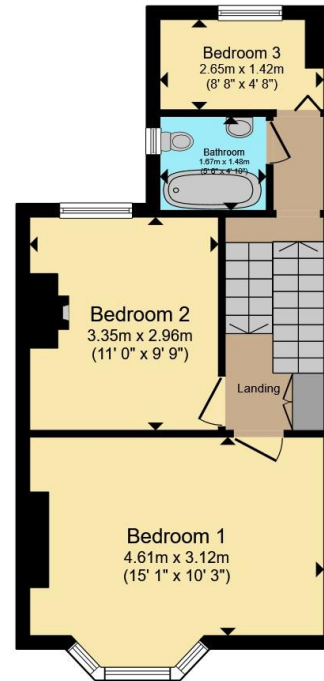








Ground Floor



First Floor

Total floor area 84.4 m² (909 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

Tenure: Freehold

view this property online connells.co.uk/Property/EXR318365



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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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: EXR318365 - 0003