



Connells

Shakespeare Road
Exeter

Property Description



GUIDE PRICE £240,000- £250,000.

This charming three-bedroom semi-detached house in Wonford, Exeter, close to amenities, offers a perfect blend of comfort and modern living. Featuring a spacious driveway that accommodates two cars, the property also includes a convenient garage for additional storage. Inside, you'll find a stylish kitchen diner that serves as the heart of the home, ideal for family meals and entertaining guests. The modern interior boasts tasteful decor, creating a warm and inviting atmosphere throughout.

Entrance Hall

Double glazed obscured side aspect window.

Living Room

14' 4" max x 11' 9" max (4.37m max x 3.58m max)

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

Kitchen

11' 3" x 7' 9" (3.43m x 2.36m)

Wall and base units, work surfaces, electric oven, electric hob, stainless steel sink unit, boiler, space for fridge freezer.

Conservatory

9' 1" x 6' 1" (2.77m x 1.85m)

Double glazed window and door to side, double glazed rear aspect windows, plumbing for washing machine.

Downstairs Bathroom

Double glazed obscured rear aspect window, bath, electric shower, low level toilet, wash hand basin, extractor fan, heated towel rail.

Landing

Double glazed rear aspect window.

Bedroom 1

11' 8" x 10' 3" (3.56m x 3.12m)

Two double glazed front aspect windows, wall mounted radiator.

Bedroom 2

11' 3" x 8' 1" (3.43m x 2.46m)

Double glazed rear aspect window, wall mounted radiator.

Bedroom 3

11' 4" into recess x 6' 7" (3.45m into recess x 2.01m)

Double glazed front aspect window.

Outside

Driveway to front, gravelled area.

Garage

15' 8" x 8' 4" (4.78m x 2.54m)

Up and over door.

Workshop

(Not inspected).

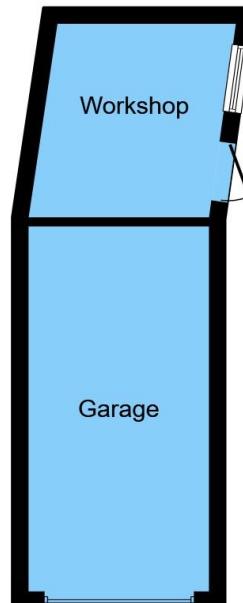




Ground Floor



First Floor



Outbuilding

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

T 01392 221 331
E exeter@connells.co.uk

8-9 South Street
 EXETER EX1 1DZ

EPC Rating: E Council Tax
 Band: B

view this property online connells.co.uk/Property/EXR317167



Tenure: Freehold



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: EXR317167 - 0004