



**Connells**

Newcourt Way  
Exeter



## Property Description

*An Immaculate SEMI DETACHED Three Bedroom Town House in the Sought-After Newcourt Area of Exeter, Situated within the highly desirable Newcourt development, this beautifully presented three-bedroom town house offers spacious and modern accommodation throughout, ideal for families and professionals alike. The property is presented in immaculate condition and benefits from a bright and spacious lounge/diner with patio doors opening directly onto the rear garden, creating the perfect space for both relaxing and entertaining. The contemporary kitchen is well-appointed, while upstairs the home boasts three well-proportioned bedrooms, including a superb principal bedroom with en-suite shower room. Externally, the property enjoys a good-sized, level rear garden which has been attractively landscaped with a patio seating area and lawn, ideal for outdoor dining and family enjoyment. Further benefits include a driveway leading to the garage, providing ample parking and storage. Located close to excellent local amenities, schools, transport links and the Newcourt train station, this fantastic home must be viewed to be fully appreciated.*

### Entrance Hall

Double glazed obscured front aspect door, wall mounted radiator.

### Downstairs WC

Low level toilet, wash hand basin, extractor fan, under stairs storage, wall mounted radiator.

### Living Room/ Diner

15' 3" max x 13' 2" max ( 4.65m max x 4.01m max )

Double glazed rear aspect patio doors with double glazed windows on either side, double glazed side aspect window, two wall mounted radiators.

### Kitchen

12' 8" max x 6' 2" max ( 3.86m max x 1.88m max )

Double glazed front aspect window, wall and base units, work surfaces, stainless steel sink unit, plumbing for washing machine and dish washer, electric oven, gas hob with extractor over, space for fridge freezer, cupboard housing boiler.

### Landing

Wall mounted radiator.

### Bedroom 2

13' 1" max x 9' 3" max ( 3.99m max x 2.82m max )

Two double glazed rear aspect windows, wall mounted radiator.

### Jack And Jill Bathroom

Double glazed obscured side aspect window, bath with mains shower over, low level toilet, wash hand basin, tiling, extractor fan, wall mounted radiator.

### Bedroom 3

13' 2" max x 8' 6" max ( 4.01m max x 2.59m max )

Double glazed front aspect windows, wall mounted radiator.

### Second Floor Landing

Wall mounted radiator.

### Bedroom 1

28' 2" max x 13' 2" max ( 8.59m max x 4.01m max )

Two double glazed rear aspect skylight windows, double glazed front aspect windows, two wall mounted radiators, loft access, storage cupboard, cupboard housing water tank.

### En-Suite

Double glazed front aspect skylight window, double shower cubicle with mains shower, low level toilet, wash hand basin, tiling, wall mounted radiator.

### Rear Garden

Gate to front access, charging point.

### Parking

Garage with power and light. Driveway parking.

### Agents Note

The property has solar panels which are owned outright.









Total floor area 106.6 m<sup>2</sup> (1,147 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](http://www.propertybox.io)

**Connells**

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EPC Rating: B Council Tax  
Band: D

Tenure: Freehold

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