



Connells

Lloyds Crescent
Exeter



Property Description

Situated in a popular residential location, this spacious three bedroom home offers fantastic potential for those seeking a property they can modernise and personalise to their own tastes.

The ground floor comprises a generous living area providing ample space for relaxation and entertaining, alongside a separate kitchen and dining area which offers excellent scope for reconfiguration or improvement. The layout is well suited to modern family living and provides a practical balance of living and dining space.

Upstairs, the property benefits from three spacious bedrooms, all offering comfortable accommodation, together with a family bathroom and separate W.C., adding convenience for busy households.

Externally, the property enjoys a private enclosed rear garden featuring a lawn area, patio space ideal for outdoor dining and entertaining, and a useful garden shed for additional storage.

While the property does require general modernisation throughout, it represents an excellent opportunity for first-time buyers, investors or families looking to create a home tailored to their own requirements.

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.

Living Room

Double glazed front and rear aspect window, gas fireplace, two wall mounted radiators.

Dining Room

Second front door, double glazed front aspect window, wall mounted radiator.

Kitchen

Double glazed rear aspect window and door, wall and base units, work surfaces, larder cupboard, oven and hob with extractor over, space for appliances.

Landing

Pull down step ladder for access to loft with boarded storage space.

Bedroom 1

Double glazed front aspect window, fitted cupboard, wall mounted radiator.

Bedroom 2

Double glazed front aspect window, fitted cupboard, wall mounted radiator.

Bedroom 3

Double glazed rear aspect window, wall mounted radiator.

Bathroom

Double glazed rear aspect window, bath with shower over, boiler cupboard, wash hand basin, wall mounted radiator.

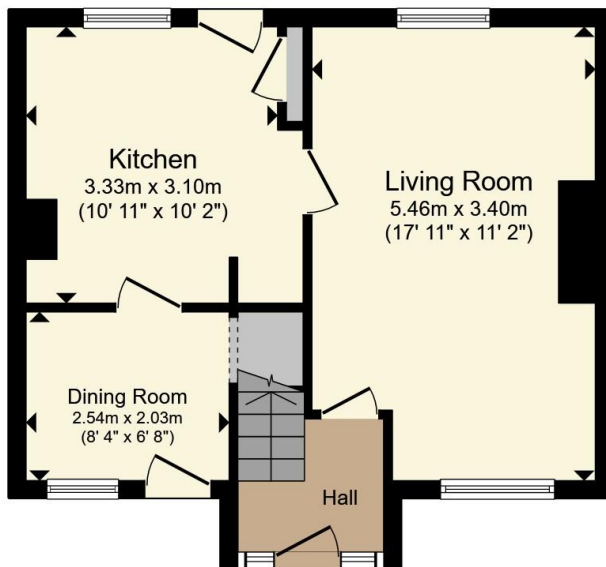
Separate WC

Double glazed rear aspect window, low level toilet.

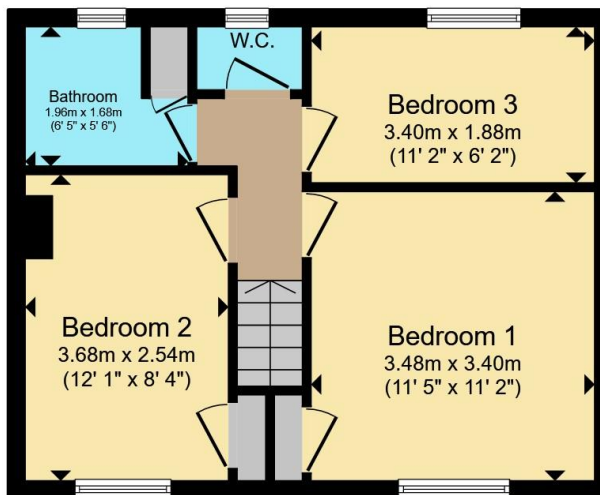
Rear Garden

Lawned garden with a small patio area and garden shed.





Ground Floor



First Floor

Total floor area 92.1 m² (991 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: C Council Tax
Band: B

view this property online connells.co.uk/Property/EXR318377

Tenure: Freehold



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