



Connells

Painters Court
Exeter



Property Description

GUIDE PRICE £270,000 - £280,000

A superb opportunity for first-time buyers or investors alike, this well-presented three-bedroom home (1 en-suite) enjoys a highly desirable location just moments from Exeter's vibrant Quayside, with its array of restaurants, cafés, shops and leisure facilities.

The accommodation is thoughtfully arranged and offers spacious and comfortable living throughout. The property benefits from three good-sized bedrooms, including a principal bedroom with en-suite shower room, providing an ideal retreat at the end of the day. The ground floor features a bright and welcoming living space together with a well-equipped kitchen, perfectly suited to modern family life and entertaining.

Outside, the property boasts a fully enclosed, low-maintenance rear garden, creating a private and secure outdoor space. Designed for easy upkeep, it is perfect for al fresco dining, summer barbecues and relaxing with family and friends.

Ideally situated within easy reach of Exeter city centre, excellent transport links and a wide range of local amenities, this attractive home combines convenience, lifestyle and comfort in equal measure.

Entrance Hall

Double glazed obscured front aspect door, wall mounted radiator.

Downstairs WC

Double glazed obscured front aspect window, low level toilet, wash hand basin, wall mounted radiator.

Living Room

Double glazed rear aspect window, double glazed sliding doors to rear, under stairs storage cupboard, two wall mounted radiators.

Kitchen

Double glazed front aspect window, wall and base units, work surfaces, 1 1/2 bowl stainless steel sink unit, boiler, tiling, double electric oven, gas hob with extractor over, plumbing for washing machine, built-in fridge freezer.

Landing

Airing cupboard, loft access.

Bedroom 1

Double glazed front aspect window, wall mounted radiator.

En Suite

Double shower cubicle with electric shower,

low level toilet, wash hand basin, tiling, wall mounted radiator.

Bedroom 2

Double glazed rear aspect window, wall mounted radiator.

Bedroom 3

Double glazed front aspect window, wall mounted radiator.

Bathroom

Double glazed obscured rear aspect window, bath with shower attachment, low level toilet, wash hand basin, tiling wall mounted radiator.

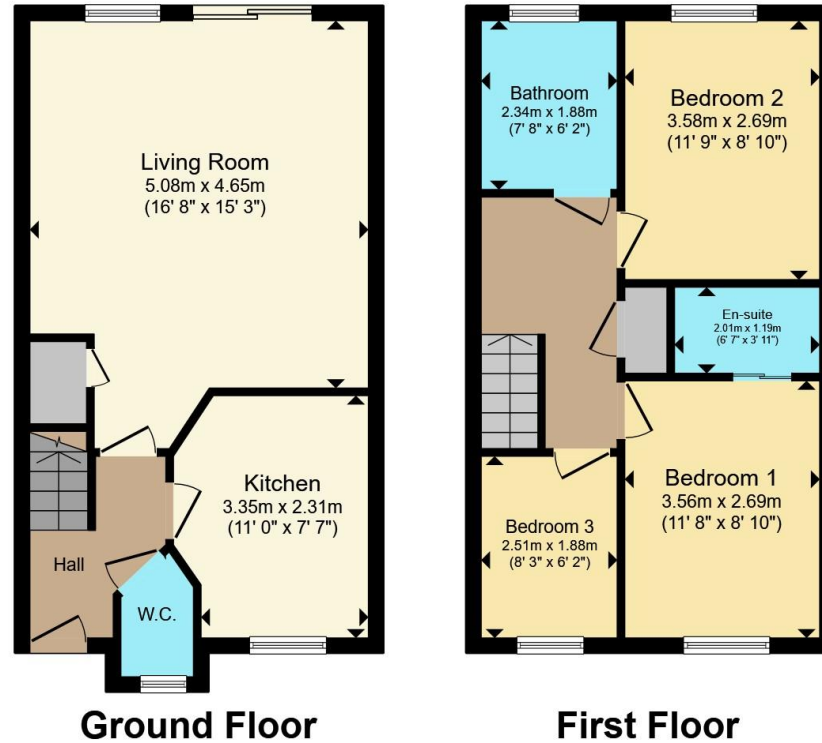
Rear Garden

Patio, lawn area, gate to rear access, trees, enclosed by fencing.









Total floor area 80.2 m² (864 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

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8-9 South Street
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EPC Rating: C Council Tax Band: D

Tenure: Freehold

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Property Ref: EXR317606 - 0003