



Connells

Somerville Crescent
Exeter

Somerville Crescent
Exeter EX2 7GD

for sale guide price
£325,000



Property Description

GUIDE PRICE £325,000 - £350,000

A 3 bedroom SEMI DETACHED HOUSE in a sought after location within walking distance of Topshan, Exeter Golf and Country Club, Trinity School and Newcourt Train Station. Outside there is a rear low maintenance rear garden with patio areas and decked area, to the front there is **PARKING FOR 4 CARS** with a **GARAGE**.

The accommodation comprises:- Entrance hallway, cloakroom/wc, lounge, kitchen/diner, first floor landing, 3 bedrooms and bathroom/wc



Entrance Hall

Double glazed obscured door to front.

Downstairs Wc

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

Living Room

16' 1" max x 12' 9" max (4.90m max x 3.89m max)
Double glazed front aspect window, wall mounted radiator.

Kitchen/ Diner

16' 2" max x 10' 8" max (4.93m max x 3.25m max)
Double glazed rear aspect window and patio doors, wall and base units, work surfaces, electric oven, gas hob with extractor over, plumbing for washing machine, plumbing for dish washer or space for tumble dryer, space for fridge freezer, stainless steel sink unit, cupboard housing boiler, under stairs storage.

Landing

Airing cupboard with shelving.

Bedroom 1

10' max x 9' 10" max (3.05m max x 3.00m max)
Double glazed front aspect window, built-in wardrobes, wall mounted radiator.

En-Suite

8' 2" max x 5' 3" max (2.49m max x 1.60m max)

Double glazed obscured front aspect window, shower cubicle with mains shower, low level toilet, wash hand basin, extractor fan, wall mounted radiator.

Bedroom 2

9' 4" max x 9' 4" max (2.84m max x 2.84m max)
Double glazed rear aspect window, wall mounted radiator.

Bedroom 3

8' 8" max x 6' 6" max (2.64m max x 1.98m max)
Double glazed rear aspect window, wall mounted radiator.

Bathroom

7' 3" max x 6' 8" max (2.21m max x 2.03m max)
Double glazed obscured side aspect window, bath with shower attachment, low level toilet, wash hand basin, tiling, wall mounted radiator.

Rear Garden

Patio, decked area, further patio at rear of garage, gate to front access.

Garage

19' 9" max x 9' 8" max (6.02m max x 2.95m max)
Up and over door, double glazed obscured door to side, power and light.

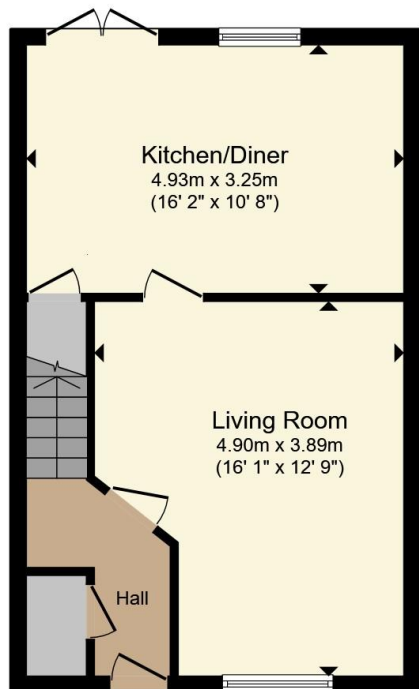
Parking

4 parking spaces.

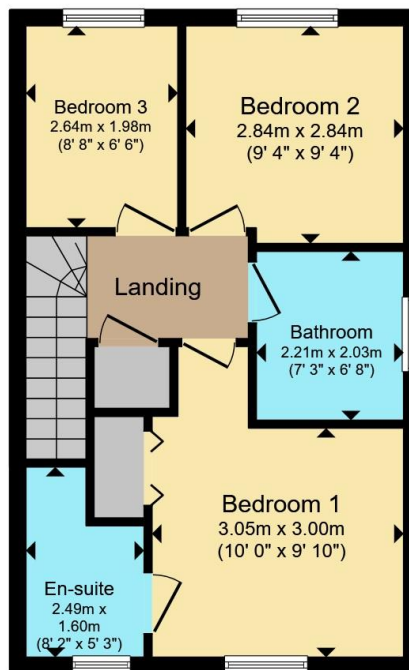




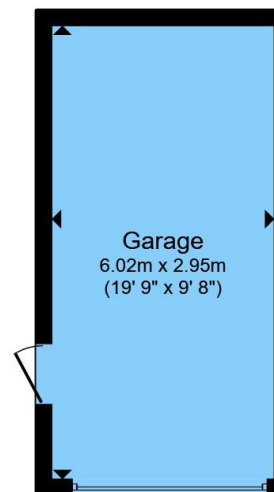




Ground Floor



First Floor



Garage

Total floor area 98.6 m² (1,061 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
EXETER EX1 1DZ

EPC Rating: B Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/EXR317564



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