



Connells

Nethercott Place
Exeter



Property Description

GUIDE PRICE £300,000 - £325,000

Set in a discreet and peaceful position within Heavitree, Exeter, this charming three-bedroom terraced home offers a perfect blend of comfort and convenience. Well presented throughout, it provides bright, welcoming living spaces ideal for family life or attracting strong rental interest. The private, easy-care garden creates an inviting place to relax or entertain, while the rare advantage of private off-road parking enhances everyday practicality. A fantastic opportunity to secure a delightful home in one of Exeter's most desirable neighbourhoods.



Entrance Hall

Wall mounted radiator. Door to cloakroom WC. Stairs to first floor.

Downstairs WC

Low level toilet, wash hand basin, extractor fan. Obscured double glazed window to front.

Kitchen/ Diner

Double glazed front aspect window, wall and base units, work surfaces, Integrated fridge freezer and dishwasher. Modern electric oven & hob with extractor over. Space and plumbing for washing machine. stainless steel sink unit. Boiler.

Lounge

Double glazed window to rear aspect. Double glazed French doors onto garden. Under stair storage cupboard. Radiator.

Landing

Doors to Bedrooms & Bathroom. Cupboard with Megaflo hot water tank. Radiator.

Bedroom 1

Double fitted wardrobes. Radiator. Double glazed window to front aspect.

En-Suite

Walk in shower. Low level toilet. Wash hand basin. Obscured double glazed window to

front aspect.

Bedroom 2

Double glazed window to rear aspect. Radiator.

Bedroom 3

Double glazed window to rear aspect. Radiator.

Bathroom

'P' Shaped panelled bath with electric shower over. Low level toilet. Wash hand basin. Electric towel rail.

Outside

Front garden: Communal area with paved pathways and planted flower/shrub beds.

Rear Garden: Easy maintenance garden fully decked area with seating/bench on rear wall. Enclosed with fence and walled surround.

Parking: Car parking area with 1 private allocated parking space.

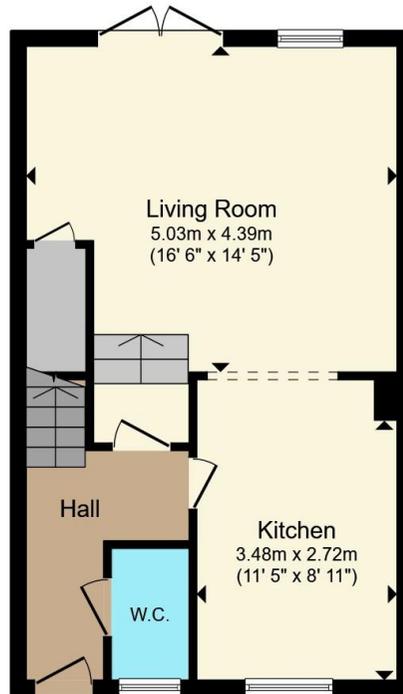
Agents Note

There is an annual charge of £165 for the upkeep of communal areas.

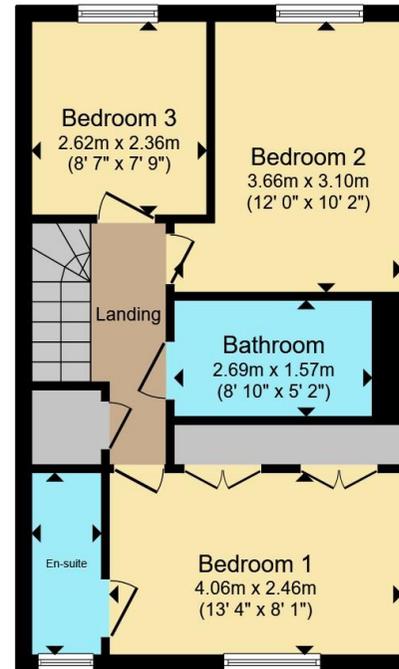








Ground Floor



First Floor

Total floor area 86.0 m² (925 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

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

8-9 South Street
EXETER EX1 1DZ

EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/EXR317302



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: EXR317302 - 0003