

Connells

Butts Road
Exeter

Butts Road
Exeter EX2 5BG

for sale
£330,000







Property Description

Situated in a popular residential location, this well-maintained three-bedroom semi-detached property offers a spacious and practical layout ideal for families, first-time buyers and those seeking additional work-from-home space. The accommodation begins with a welcoming entrance hall with stairs rising to the first floor and useful built-in storage beneath. The ground floor benefits from a large open plan living and dining area, creating a fantastic space for both everyday living and entertaining. A separate fitted kitchen is accessed from the dining area and leads through to a useful utility room, which provides direct access to the rear garden.

Upstairs, the property offers three bedrooms. The principal bedroom is positioned at the front of the property and benefits from an attractive bay window, while the second bedroom enjoys fitted wardrobes providing excellent storage. The third bedroom offers flexibility as a child's bedroom, nursery or home office. A modern shower room completes the first-floor accommodation.

Externally, the property features a front lawn with driveway parking leading to a single garage. The enclosed rear garden provides a wonderful outdoor space with a combination of lawn and patio areas, ideal for relaxing or entertaining. Additional benefits include rear access to the garage, a greenhouse and fenced boundaries creating a safe and private environment for families and pets.

Agents Note

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Entrance Porch

Small porch with inner door.

Entrance Hall

Under stairs cupboard, wall mounted radiator.

Living Room

Double glazed front aspect bay window, wall mounted radiator. Open plan to dining area.

Dining Area

Wall mounted radiator.

Kitchen

Two double glazed side aspect windows, wall and base units, work surfaces, sink unit, oven and hob with extractor over. Open to...

Utility

Rear door to garden, work tops and space for appliances.

Bedroom 1

Double glazed front aspect bay window, wall mounted radiator.

Bedroom 2

Double glazed rear aspect window, wall mounted radiator.

Bedroom 3

Double glazed front aspect window, wall mounted radiator.

Shower Room

Double glazed side aspect window, mains shower, low level toilet, wash hand basin.

Rear Garden

Lawn and patio, greenhouse, fenced surround. Gate to side onto driveway.

Parking

Driveway. Single garage with up and over door and door to side from garden.











Total floor area 87.9 m² (946 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

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: C

view this property online connells.co.uk/Property/EXR318502

Tenure: Freehold

The Property Ombudsman

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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.

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