



Connells

Widecombe Way  
Exeter



Widcombe Way  
Exeter EX4 5BZ

for sale  
£300,000



### Property Description

*A fantastic opportunity to acquire this beautifully positioned three-bedroom semi-detached home, located within the ever-popular residential district of Pennsylvania on the northern fringes of Exeter.*

*Situated along a peaceful pedestrian walkway, the home benefits from a particularly attractive position. The ground floor comprises a welcoming entrance hall, convenient cloakroom/WC, a stylish open-plan kitchen/dining room perfect for modern family living, and a spacious dual-aspect sitting room flooded with natural light. On the first floor are three well-proportioned bedrooms and a contemporary family bathroom, providing comfortable accommodation for families, professionals or those seeking additional space. Externally, the property boasts a beautifully landscaped rear garden enjoying a sunny south-westerly aspect, creating a private and inviting space for relaxing, entertaining and al fresco dining. A single garage is located nearby, together with a parking space directly in front.*

*Combining a sought-after location, generous accommodation and excellent access to both city amenities and nearby countryside, this is a superb home that is sure to attract strong interest. 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.*

## 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.

## Entrance Hall

Under stairs storage.

## Lounge

Double glazed front aspect window, French doors to rear garden, wall mounted radiator.

## Kitchen/ Diner

Two double glazed rear aspect windows, door to garden, wall and base units, work surfaces, space for fridge freezer, washing machine, sink unit, oven, gas hob, wall mounted radiator.

## Downstairs WC

Double glazed front aspect window, low level toilet, wash hand basin, extractor fan.

## Landing

Double glazed front aspect window.

## Bedroom 1

Double glazed front and rear aspect window, wall mounted radiator.

## Bedroom 2

Double glazed rear aspect window, wall mounted radiator.

## Bedroom 3

Double glazed rear aspect window, wall mounted radiator.

## Bathroom

Double glazed front aspect window, bath with shower over, low level toilet, wash hand basin.

## Rear Garden

Patio area, flower beds with a variety of flowers and shrubs, side gate.

## Parking

Single garage with up and over door, parking space in front.



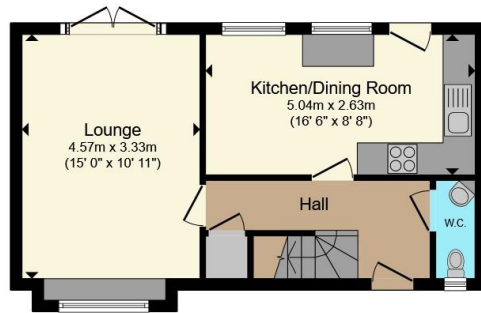




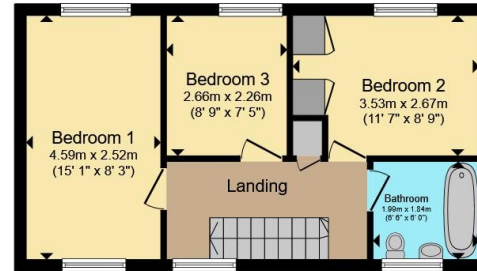




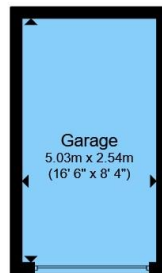




**Ground Floor**



**First Floor**



**Garage**

Total floor area 89.8 m<sup>2</sup> (967 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](http://www.propertybox.io)



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8-9 South Street  
EXETER EX1 1DZ

EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/EXR318167](http://connells.co.uk/Property/EXR318167)**



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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