



**Connells**

Badon Close  
Exeter

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Exeter EX4 9EG

for sale guide price  
**£240,000**



## Property Description

**GUIDE PRICE £240,000 - £250,000**

***A 3 bedroom TERRACED HOUSE located in a cul-de-sac location, the home has a park at the back giving an open outlook and feels so peaceful. The house is ready to put your own stamp on it and make it your dream home. Outside there are level front and rear gardens perfect for enjoying al-fresco dining in the summer, and a residents only parking space. NO CHAIN! The accommodation comprises:- Entrance hallway, kitchen/breakfast room/ lounge/diner opening out onto the rear garden, first floor landing, 3 bedrooms and bathroom/WC.***

## Entrance Hall

Double glazed obscured door to front, storage cupboard, wall mounted radiator.

## Living Room

Double glazed rear aspect window and door.

## Kitchen

Double glazed front aspect window, storage cupboard, wall and base units, work surfaces, stainless steel sink unit, boiler, plumbing for washing machine, tiling, electric cooker point, wall mounted radiator.

## Landing

Airing cupboard with shelving, loft access, wall mounted radiator.

## Bedroom 1

Double glazed rear aspect window, storage cupboard, wall mounted radiator.

## Bedroom 2

Double glazed front aspect window, wall mounted radiator.

## Bedroom 3

Double glazed rear aspect window, wall mounted radiator.

## Bathroom

Double glazed obscured front aspect window, bath, wash hand basin, tiling, wall mounted radiator.

## Separate WC

Double glazed obscured front aspect window, low level toilet.

## Front Garden

Lawned garden, storage cupboard.

## Rear Garden

Patio area, brick built shed, all enclosed by hedging and fencing.

## Parking

Residents only parking space.

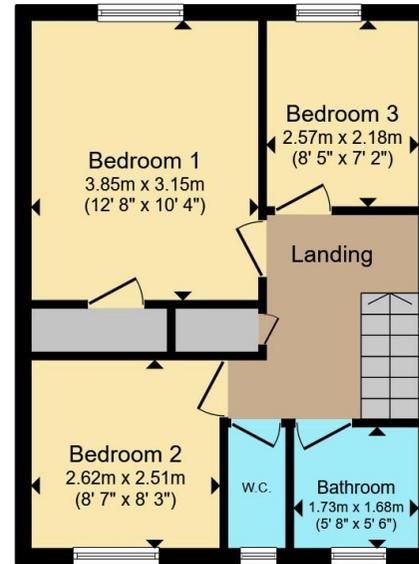








**Ground Floor**



**First Floor**

Total floor area 79.7 m<sup>2</sup> (858 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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EPC Rating: Council Tax  
 Awaited Band: B

**view this property online [connells.co.uk/Property/EXR317618](http://connells.co.uk/Property/EXR317618)**

Tenure: Freehold



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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