



Connells

Manor Road
Exeter



Property Description

Situated in a prime position within the ever-popular St Thomas area of Exeter, this attractive three-bedroom Victorian terrace offers a wonderful opportunity to acquire a characterful home with generous proportions and exciting scope for improvement.

The property enjoys a peaceful, tucked-away feel, complemented by a particularly impressive rear garden. This well-maintained outdoor space provides a private retreat and benefits from rear gated access running behind the terrace, offering both convenience and practicality.

Internally, the accommodation is spacious and well laid out. Upstairs comprises two good-sized double bedrooms, along with a smaller third room ideal for use as a nursery or home office, and a family bathroom. Downstairs, the property continues to impress with a bright and airy living area that flows seamlessly through an open archway into the dining space, creating a sociable and versatile layout.

The kitchen is positioned to the rear of the property, enjoying views over the garden, and leads through to a useful lean-to area which in turn opens directly onto the garden.

While the property would benefit from general modernisation, it has clearly been well cared for over the years and presents an excellent opportunity for buyers to put their own stamp on a home in a highly desirable location.

Agents Note

There is an easement on the title, please enquire with the Branch.

Entrance Porch

Door through to...

Entrance Hall

Doors to Living Room and Dining Room.

Living Room

Double glazed front aspect bay window, gas fire. Archway through to...

Dining Room

Double glazed rear aspect window, gas fire, under stairs storage. Sliding door to...

Kitchen

Double glazed rear and side aspect window, wall and base units, work surfaces, sink and drainer, electric cooker point, space for washing machine and fridge freezer. Door to...

Utility/ Lean To

Rear uPVC double glazed door and window, shelving.

Landing

Fitted storage.

Bedroom 1

Two double glazed front aspect windows.

Bedroom 2

Double glazed rear aspect window, fitted storage.

Bedroom 3/ Study

Side aspect window, fitted low level storage area.

Bathroom

Double glazed rear aspect obscured window, bath, low level toilet, wash hand basin, part-tiled.

Front Garden

Gate to front, small patio with low wall surround.

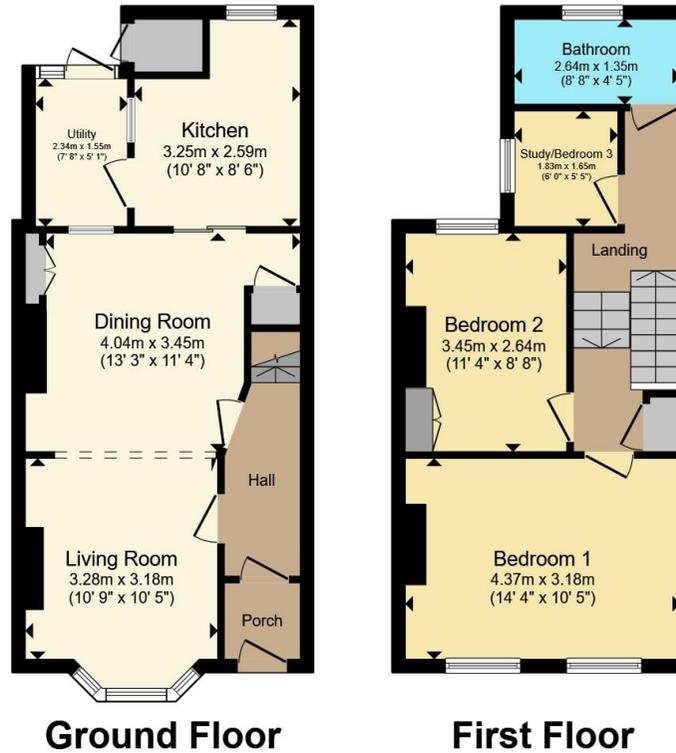
Rear Garden

Central path, gated access at rear, lawn, flower beds, shrubs, pond and inset fire pit area. Garden store.









Total floor area 81.1 m² (873 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

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8-9 South Street
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EPC Rating: Council Tax
 Awaited Band: B

Tenure: Freehold

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