



Connells  
FOR SALE

Connells

Loveridge Drive  
Alphington Exeter



## Property Description

*Situated in a popular residential area of Exeter, this beautifully presented three-bedroom semi-detached home, built approximately five years ago, offers stylish and contemporary living with the added reassurance of a remaining NHBC warranty. The property has been exceptionally well maintained and is presented in immaculate condition throughout, making it ready for immediate occupation.*

*On the ground floor, the accommodation comprises a spacious and inviting living room, ideal for both relaxing and entertaining. To the rear, the modern fully fitted kitchen offers a sleek and practical space, complete with French doors that open directly onto the garden, allowing for plenty of natural light and easy indoor-outdoor living.*

*Upstairs, the property continues to impress with three generously sized bedrooms. The principal bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.*

*Externally, the home features a private and enclosed rear garden, thoughtfully designed with decking to provide a low-maintenance outdoor space perfect for entertaining or unwinding. There is also useful side gated access. To the front, a driveway provides off-road parking for two vehicles.*

*This superb home is ideal for a range of buyers, including families, first-time purchasers, or those seeking a modern, low-maintenance property in a convenient Exeter location.*

## Entrance Hall

Fitted storage, wall mounted radiator.

## Downstairs WC

Low level toilet, wash hand basin, wall mounted radiator.

## Living Room

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

## Kitchen/ Diner

Double glazed front and side aspect window, double glazed French doors to garden, oven and gas hob with extractor over, built-in fridge freezer and dish washer, wall and base units, work surfaces, sink and drainer.

## Landing

Fitted storage.

## Bedroom 1

Double glazed side aspect window, fitted double wardrobe, wall mounted radiator.

## En Suite

Double glazed front aspect window, electric shower, low level toilet, wash hand basin, wall mounted radiator.

## Bedroom 2

Double glazed front aspect window, wardrobe, wall mounted radiator.

## Bedroom 3

Double glazed side aspect window with view of garden, fitted wardrobe, wall mounted radiator.

## Bathroom

Double glazed front aspect window, bath with mains shower over, low level toilet, wash hand basin, tiled walls, extractor fan, heated towel rail.

## Rear Garden

Large decked area, patio, shed, gate to front, wall surround.

## Parking

Two parking spaces at the end of the garden.

## Agents Notes

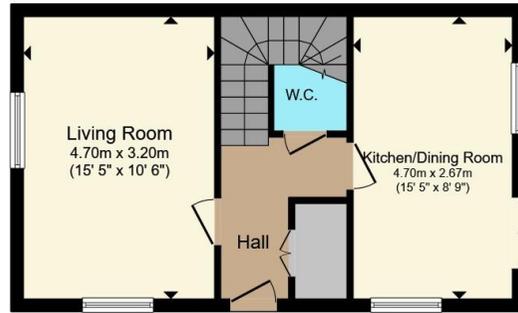
There is an existing right of way at the property, please enquire with the branch for further details.

The property is still under NHBC warranty.

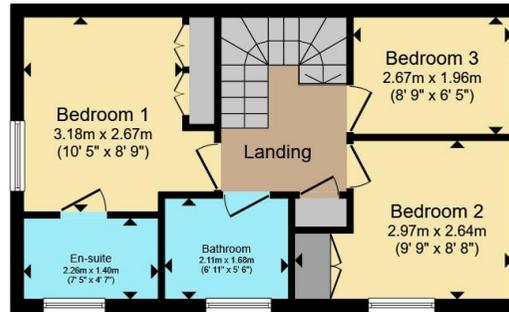








**Ground Floor**



**First Floor**

Total floor area 76.9 m<sup>2</sup> (828 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: B Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/EXR317599](http://connells.co.uk/Property/EXR317599)**



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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