



Connells

Leypark Road
Exeter

Leypark Road
Exeter EX1 3NX

for sale guide price
£270,000



Property Description

GUIDE PRICE £270,000 - £280,000

A 3 bedroom TERRACED HOUSE located in the WHIPTON area of Exeter ideal for local shops, schools and amenities, with family kitchen/diner. Outside there is a low maintenance garden with decked areas ideal for enjoying alfresco dining. The accommodation comprises:- Entrance hallway, lounge, kitchen/diner, first floor landing, 3 bedrooms, separate WC and shower room.



Agents Note

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

Entrance Hall

Double glazed front aspect door wall mounted radiator.

Living Room

Double glazed front aspect window, double glazed rear aspect patio doors, feature fireplace (not working), wall mounted radiator.

Kitchen/ Dining Room/ Utility

Double glazed rear aspect window and patio doors, double glazed front aspect door and window, wall and base units, work surfaces, under stairs cupboard, further cupboards with shelving, plumbing for washing machine, gas cooker point with extractor over, 1 1/2 bowl stainless steel sink unit, plumbing for dish washer, further storage cupboard, wall mounted radiator.

Landing

Loft access.

Bedroom 1

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

Bedroom 2

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

Bedroom 3

Double glazed rear aspect window, wall mounted radiator.

Shower Room

Double glazed obscured rear aspect window, double shower cubicle with mains shower, wash hand basin with cupboard below, cupboard with shelving housing boiler, heated towel rail.

Separate WC

Double glazed obscured rear aspect window, tiling, low level toilet.

Front Garden

Paved area.

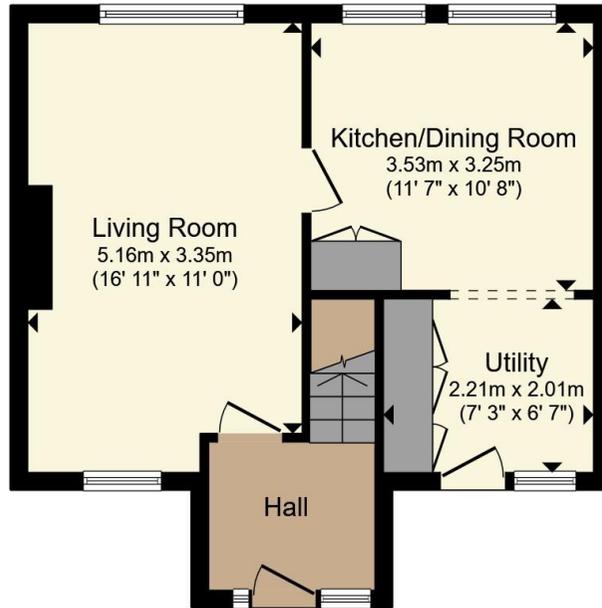
Rear Garden

Patio area, artificial grass decked area, further decking, shed.

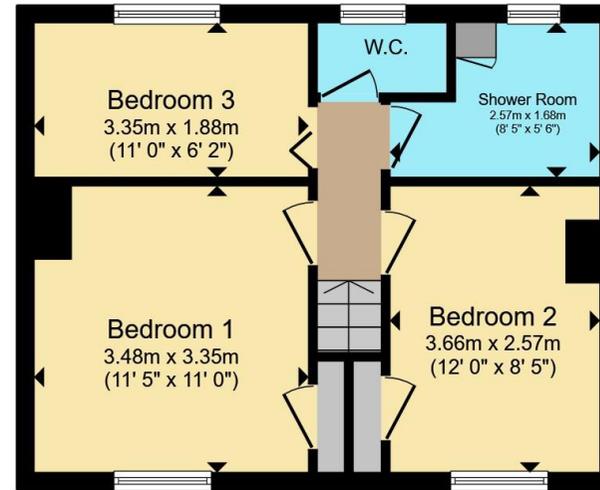








Ground Floor



First Floor

Total floor area 78.3 m² (843 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
 EXETER EX1 1DZ

EPC Rating: Council Tax
 Awaited Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/EXR317639



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