



Connells

Parkland Drive
Exeter

Parkland Drive
Exeter EX2 5RX

for sale guide price
£625,000



Property Description

GUIDE PRICE £625,000 - £650,000

Situated in a desirable residential location on Parkland Drive, this spacious detached home enjoys an attractive outlook from the front-facing rooms and offers a wealth of potential for its next owners.

The property has been carefully maintained over many years and provides well-balanced accommodation comprising three generous bedrooms, a family bathroom, fitted kitchen and a spacious open-plan living and dining area. The front-facing rooms benefit from far-reaching views, while the rear of the property overlooks the private garden.

The kitchen and living/dining area both provide direct access to the rear garden, creating an excellent space for everyday family living and entertaining. Outside, a private patio area leads up to a substantial lawned garden, bordered by mature flowerbeds and established shrubs, offering both privacy and a pleasant setting to enjoy the outdoors.

Further benefits include a double garage, ample off-road parking and solar panels, helping to enhance the property's efficiency. While some minor decoration may be required, the home has been exceptionally well cared for and offers buyers the opportunity to personalise a property of excellent size and position.

Agents Note

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.

The property has solar panels which are owned outright.

The property is being sold with a number of fixtures and fittings included. Please contact the Branch for further details.

Entrance Hall

Double glazed front aspect window and door, storage seating, curtain with tie-back, one single fitted storage cupboard, one double fitted storage cupboard housing a tank for central heating/water and controllers, white wall mounted thermostat.

Living Room

Double glazed front aspect bay window, electric fireplace with optional remote control, white wall mounted radiator.

Dining Room

Sliding patio door, white wall mounted radiator.

Kitchen

Double glazed rear aspect window, double glazed rear aspect door opening to the back garden, wall and base units, work surfaces, oven and hob with extractor fan over, washing machine, tumble dryer, fridge, freezer, 1 1/2 bowl white sink unit, glazed serving hatch to the dining room, under-counter towel rails, white wall mounted radiator.

Bedroom 1

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

En Suite

Double glazed rear aspect window, shower, low-level toilet, hand basin with under-sink storage cupboards, towel rail, vanity mirror, wall mounted mirror, white wall mounted radiator.

Bedroom 2

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

Bedroom 3

Currently being used as a study. Double glazed front aspect window, white wall mounted radiator.

Bathroom

Double glazed rear aspect window, bath with shower over, low level toilet, wash hand basin with under-sink storage cupboards, wall mounted chrome-effect vertical tower radiator, wall mounted mirror.

Rear Garden

Lawn, raised patios, summer house, shed, water butts, side access metal gate.

Parking

Tarmac surface, parking for two vehicles.

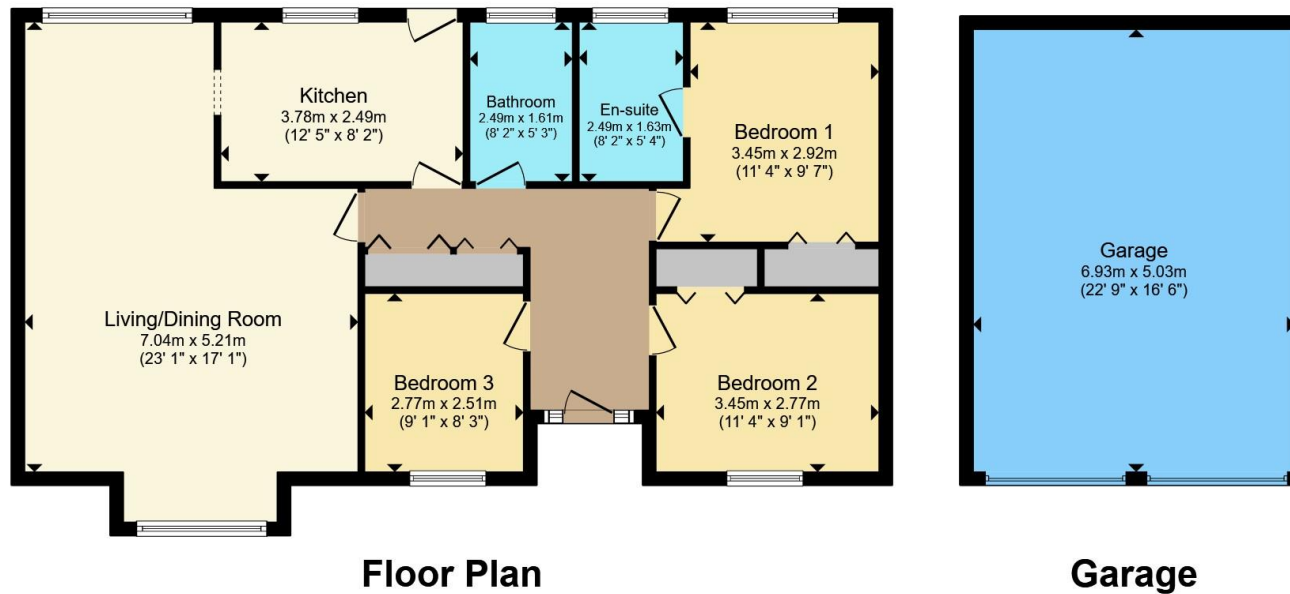
Garage

Deep double garage with two roll-up electric doors housing the solar/electric/gas installations and meters.









Total floor area 128.9 m² (1,388 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

Connells

To view this property please contact Connells on

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8-9 South Street
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EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/EXR318344



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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