

Corn Mill Crescent, Exeter, EX2 8TL

A surprisingly spacious and well maintained one bedroom semi detached house situated in a quiet crescent. This is an excellent opportunity for investors or first time buyers seeking a quiet and popular residential area near local amenities. Off road parking.

Winkworth

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Description:

The accommodation has been very well planned. There is a hallway, fitted kitchen, good sized sitting room, conservatory, one double bedroom, bathroom. The rear patio garden is of a good sized and is completely secluded with gate giving access to the parking area.

Bedroom: A double room with large built in double wardrobe, additional cupboard housing the hot water cylinder and shelving.

Bathroom: Panelled bath with shower over, pedestal wash hand basin low level WC.

The Property:

Front door giving access to...

The Entrance Hall: Built in meter cupboard, stairs rising to first floor, doors to:

Kitchen: Range of fitted wall and base units, rolled edge worktop, stainless steel sink, stand alone cooker, plumbing for a washing machine, room for under counter fridge.

Sitting Room: Built in TV unit, patio doors through to the conservatory area, night storage heater, under stairs storage.

First Floor;

Landing with large walk in cupboard.

Outside: To the front of the property is a bin storage area, side gate through to a large patio area, shed and additional storage shed. Rear gate giving direct access into car park with allocated parking space nearby.

Currently Economy 7 Heating - Gas tap outside which can be reconnected.

Situated on the southern edge of the city, this location offers convenient access to the M5 motorway, local amenities, and the city centre. The area boasts several excellent private and state schools at all levels, as well as the University of Exeter and Exeter College. A nearby bus service provides easy transportation to the city centre. Additionally, Alphington Primary School and West Exe Secondary School are in close proximity.



At a Glance....

Entrance Hall
Sitting Room
Conservatory
Kitchen
One Bedroom
Bathroom
UPVC Double Glazing
Good Sized Patio Rear Garden
Allocated Parking
Quiet Village location

PROPERTY INFORMATION:

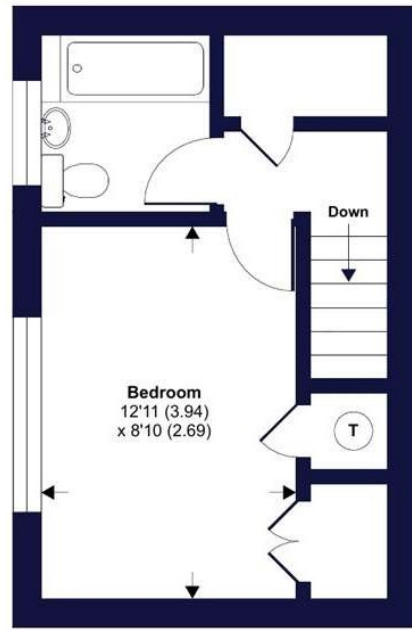
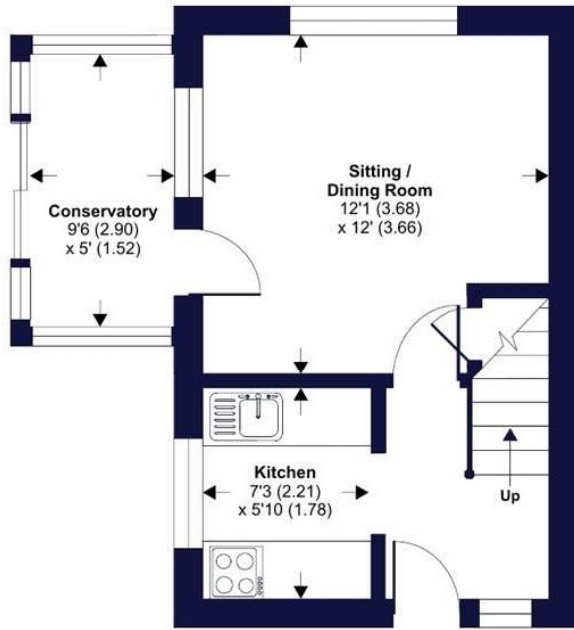
Freehold
Council Tax Band: B
Mains Electric, Water and Drainage

Phone: Full coverage
Internet: Superfast full fibre broadband up to 67mbps, 16mbps

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Approximate Area = 529 sq ft / 49.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Winkworth. REF: 1159734



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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