



Mid Terrace Home

CHECK OUT this semi-detached HOME with two double Bedrooms, Kitchen/Dining Room, Living Room, Bathroom, Cloakroom, Off-Road Parking and a rear garden, ideally located close to the new town centre and the country park.

22 Yarlington Mill | Exeter | EX5 7FJ





PROPERTY TYPE

Mid Terraced House



SIZE

618 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

District Heating System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

79C



COUNCIL TAX BAND

C



in a nutshell...

- Two Double Bedrooms
- Living Room
- Kitchen/Dining Room
- Bathroom and Cloakroom
- Enclosed Rear Garden
- Two Off Road Parking Spaces
- Walking Distance to Town Centre, Country Park and Schools
- NO ONWARD CHAIN
- Easy access to M5, A30 & Exeter





the details...

Upon arrival, you're greeted by a welcoming entrance hallway with ample space for coats and shoes. Stairs rise to the first floor, and a convenient cloakroom is positioned nearby, complete with a WC and wash basin.

To the right, you'll find the spacious sitting room overlooking the front of the property, an inviting area that benefits from a useful built-in storage cupboard.

Beyond lies the well-proportioned kitchen/dining room, thoughtfully finished with practical vinyl flooring and a generous array of cupboards and worktops. Integrated appliances include an electric oven and ceramic hob, while space is provided for a fridge/freezer and washing machine. French doors open directly onto the rear garden, creating a seamless connection between indoor comfort and outdoor living.

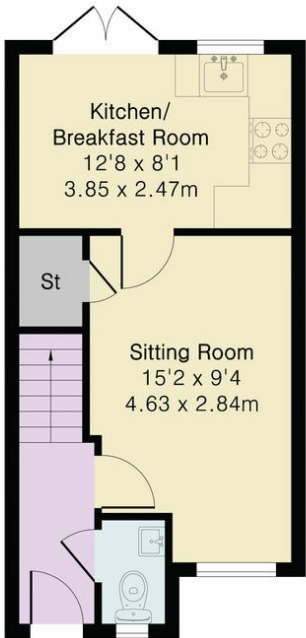


the floorplan...

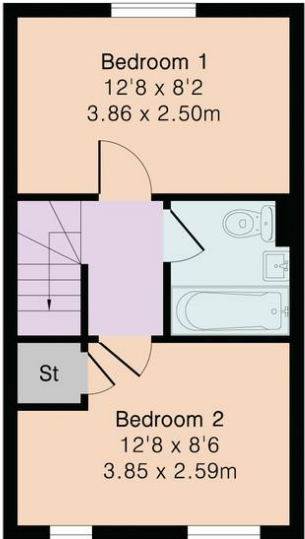
Approximate Gross Internal Area 618 sq ft - 58 sq m

Ground Floor Area 319 sq ft – 30 sq m

First Floor Area 299 sq ft – 28 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Upstairs, you'll find two light and airy bedrooms, each comfortably accommodating at least a double bed. Completing the accommodation is a modern bathroom featuring, a tiled bath with shower over, wash basin, and WC.



Outside, the rear garden is fully enclosed with a patio and lawn, offering a safe, secure space for both children and pets to enjoy. A rear gate provides convenient access to the two off-road parking spaces located directly outside the house.

Tenure - Freehold
Council Tax Band C







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