



104 Honiton Road Hill Barton, EXETER, EX1 3EQ

An extended and very impressive 4/5 double bedroom semi-detached family sized house boasting an extra wide plot in favoured residential area. This lovely home has all the hallmark qualities of a superior semi-detached family sized house affording newly refurbished and beautifully modernised accommodation throughout to include a stunning 'top of the range' kitchen/diner, ground floor guest bedroom suite/study with adjoining shower room, striking family bathroom and a master bedroom with en-suite shower room. This versatile and spacious property comes with superbly landscaped and sunny gardens, extensive off road parking for several vehicles and a huge purpose built detached garage with enough space to house four vehicles and offering the potential to convert into a self contained annexe subject to P.P. Beyond the garage is a long 'garden room' well positioned for the afternoon and evening sun and currently arranged as an entertainment facility with bar and access to shed/garden store.

The property is conveniently positioned within easy access of all main transport routes, Exeter's international airport, Exeter Business Park at Sowton, good range of schools and several out of town superstores.

Strong interest anticipated and early viewings recommended.

Guide Price £675,000

104 Honiton Road

Hill Barton, EXETER, EX1 3EQ



- Reception Hall
- Striking Kitchen/Diner
- 4 Double Bedrooms (one en-suite) & Family Bathroom
- Huge Detached Garage & Garden Room
- Living Room
- Large Study/5th Bedroom
- uPVC Double Glazing & Gas Central Heating
- Lounge
- Downstairs Shower Room/WC
- Extensive Off Road Parking

Reception Hall

14'2" x 6'8" (4.32 x 2.03)

Lounge

17'8" x 11'9" (5.38 x 3.58)

Dining Room

15'5" x 14'2" (4.70 x 4.32)

Kitchen/Diner

20'3" x 11'1" (6.17 x 3.38)

Rear Lobby

7'10" x 6'11" (2.39 x 2.11)

Study/5th Bedroom

12'1" x 11'3" (3.68 x 3.43)

Shower Room/WC

7'10" x 5'11" (2.39 x 1.80)

Landing

Master Bedroom Suite

Bedroom 1

16'0" x 14'1" (4.88 x 4.29)

En-Suite Shower Room

Bedroom 2

10'10" x 10'3" (3.30 x 3.12)

Walk-in Dressing Room

7'5" x 5'6" (2.26 x 1.68)

Bedroom 3

11'2" x 10'8" (3.40 x 3.25)

Bedroom 4

11'11" x 7'10" (3.63 x 2.39)

Family Bathroom

7'9" x 5'9" (2.36 x 1.75)

Large Double Garage

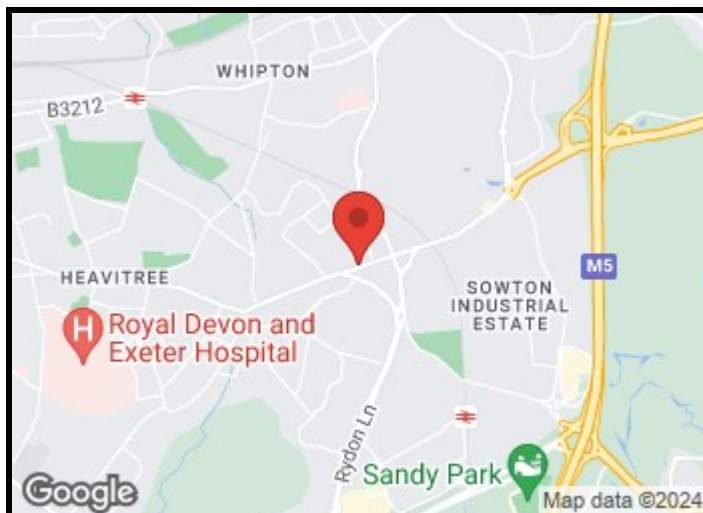
27'11" x 21'4" (8.51 x 6.50)

The Grounds

28'9" x 9'4" (8.76 x 2.84)

Garden Room

8.76m x 2.84m



Directions

Travelling from the Middlemoor roundabout (Police Headquarters) take the exit signposted for the city centre into Sidmouth Road and proceed down the hill to a set of traffic lights. Turn right at this traffic light junction into Honiton Road as if you were heading toward Exeter Business Park at Sowton. No.104 will be found on the left. Council Tax Band: E



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	