



33 Holland Road St Thomas, Exeter, EX2 9BX

An exciting opportunity to acquire this superbly appointed 2 bedroom semi-detached home which is bright and spacious and provides excellent modern family living accommodation. The heart of the home is the large open-plan lounge/diner/kitchen with 2 sets of patio doors opening out onto the sunny rear garden with glorious southerly aspect. The property has been built and designed to a high standard of specification with all the attractions of a newly built home. Low maintenance and energy efficient, this delightful property will appeal, in particular, to families, first time buyers or investment buyers looking for a good sized home with great transport links, seeking to live within easy walking distance of local shops and the community playing fields.

The centre of St Thomas is just a few minutes walk offering a wide range of shopping facilities, a doctor's surgery, excellent primary and secondary schools close by, local post office & railway station. The popular Cowick Barton playing fields and St Thomas Pleasure Park are both just a short walk away. A large out of town shopping complex can be found on the St Thomas side of Exe Bridge and this includes Boots, TK Maxx, Marks & Spencer Food Store, Next and the Riverside Leisure Centre. A Sainsbury's superstore and Marsh Barton Trading Estate are just a few minutes away by car and The Cowick Barton public house is within walking distance. There are good transport links to the M5 and the A30.

Strong interest anticipated and early viewings recommended

Guide Price £279,995

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- NO ONWARD CHAIN
- Open Plan Lounge/Diner
- Wet Room
- Good Transport Links to The M5 & Rail Networks
- Entrance Hall
- Modern Kitchen
- Gas Central Heating & uPVC Double Glazing
- Cloakroom WC
- 2 Double Bedrooms
- Level South Facing Garden

Entrance Hall

Cloakroom W/C

5'10" x 3'2" (1.79m x 0.99m)

Lounge/Diner

18'11" x 16'8" into bay window (5.77m x 5.1m into bay window)

Kitchen

14'2" x 8'11" (4.32m x 2.74m)

Landing

Bedroom 1

14'6" into recess x 11'0" (4.43m into recess x 3.36m)

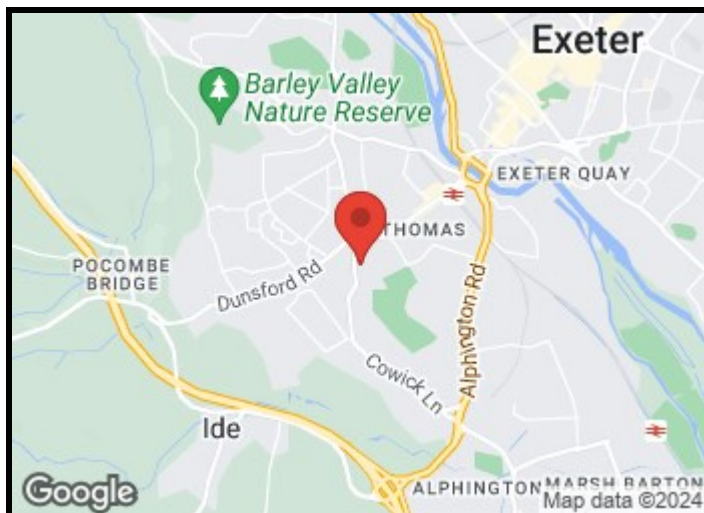
Bedroom 2

11'1" x 10'5" into wardrobe from bay window (3.39m x 3.20m)

Shower/Wet Room

7'3" x 5'10" (2.21m x 1.78m)

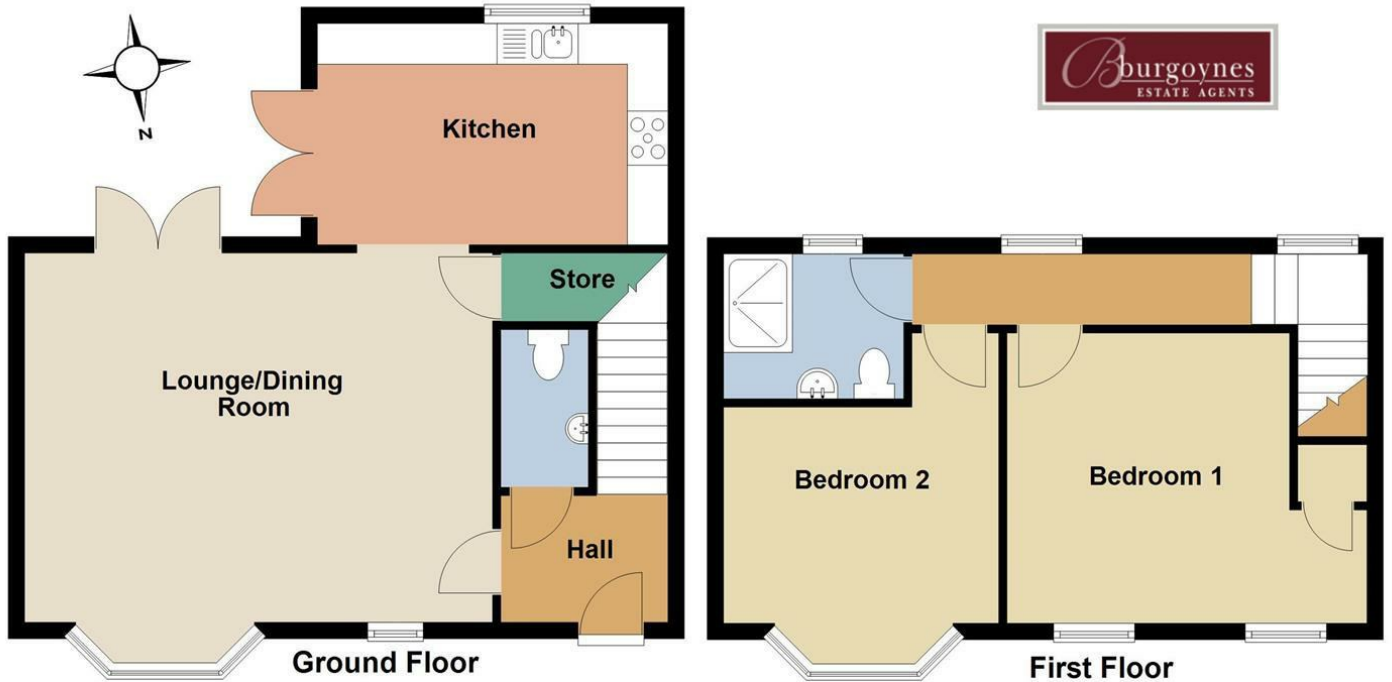
Outside



Directions



Floor Plan



Ground Floor

First Floor

Total area: approx. 84.6 sq. metres (910.7 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

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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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		76	88
England & Wales		EU Directive 2002/91/EC	

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