



Hele, Exeter

Connells

SIGNATURE





## Hele, Exeter

### Entrance Hall

Door to front, wooden floor, picture rail, grand staircase.

### Cloakroom

Low level toilet, wash hand basin, tiling, extractor fan, wooden floor.

### Dining Room

23' 5" x 14' 4" ( 7.14m x 4.37m )

Double glazed front aspect bay window, wooden floor, fireplace, wall mounted radiator.

### Living Room

23' 5" x 14' 2" ( 7.14m x 4.32m )

Double glazed front aspect bay window, wooden floor, fireplace, stable door to side, picture rail, wall mounted radiator.

### Shower Room

Double glazed rear aspect window, double shower cubicle with mains shower, low level toilet, wash hand basin, tiling, wall mounted radiator.

### Kitchen/ Diner

21' 2" x 14' 9" ( 6.45m x 4.50m )

Two double glazed side aspect windows, double glazed front aspect bay window and rear aspect window, fireplace, wall mounted radiator.

### Bedroom 1

16' 6" into bay x 14' 3" ( 5.03m into bay x 4.34m )

Double glazed front aspect bay window, wooden floor, picture rail.

### En-Suite

Double glazed obscured front aspect

window, shower cubicle with mains shower, low level toilet, wash hand basin, heated towel rail.

### Bedroom 2

16' 8" into bay x 14' 4" ( 5.08m into bay x 4.37m )

Double glazed front aspect bay window, laminate floor, picture rail, wall mounted radiator.

### En-Suite

Double glazed obscured front aspect window, shower cubicle with mains shower, low level toilet, wash hand basin, heated towel rail.

### Bedroom 3

14' 5" x 7' 10" ( 4.39m x 2.39m )

Double glazed rear aspect window, laminate floor, picture rail, wall mounted

radiator.

### En-Suite

Double glazed obscured rear aspect window, shower cubicle with mains shower, low level toilet, wash hand basin, heated towel rail.

### Bedroom 4

12' 1" x 10' 2" ( 3.68m x 3.10m )

Double glazed rear aspect window, laminate floor, picture rail, wall mounted radiator.

### En-Suite

Shower cubicle with mains shower, low level toilet, wash hand basin, extractor fan, heated towel rail.

### Bedroom 5





*15'5 into bay x 13' 3" ( 4.70m into bay x 4.04m )*

Double glazed front aspect bay window and side aspect window with open views, picture rail, fireplace.

### **En-Suite**

Rear aspect window, shower cubicle with mains shower, low level toilet, wash hand basin, heated towel rail.

### **Bedroom 6**

*15' 2" into bay x 13' 8" ( 4.62m into bay x 4.17m )*

Double glazed front aspect bay window, laminate floor, spotlights, wall mounted radiator.

### **Bedroom 7**

*15' 2" into bay x 14' ( 4.62m into bay x 4.27m )*

Double glazed front aspect bay window, wall mounted radiator.

### **Bedroom 8**

*15' 2" x 13' 8" exc bay ( 4.62m x 4.17m exc bay )*

Double glazed front aspect bay window, double glazed side aspect window, wall mounted radiator.

### **Study**

*13' 6" x 8' 6" ( 4.11m x 2.59m )*

Double glazed rear aspect window, door to rear, wall mounted radiator.

### **Laundry Room**

Double glazed tilt and turn door to rear, double glazed rear aspect window, plumbing for washing machines.

### **Wine Cellar**

With light.

### **Bathroom**

Double glazed rear aspect window, bath with shower attachment, shower cubicle with mains shower, low level toilet, wash hand basin. wall mounted radiator.

### **Garden Room**

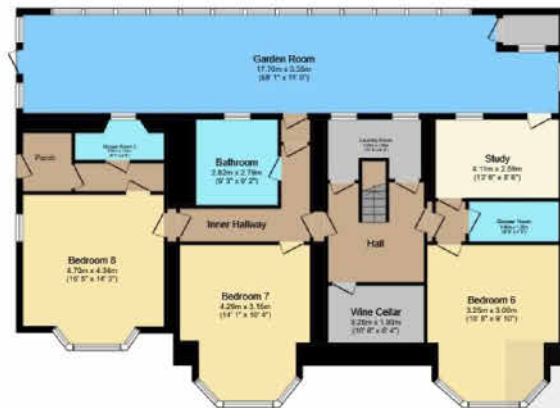
Windows to side and rear, sink unit, heated lamps, tap, power and light.

### **Outside**

Driveway parking for numerous vehicles to front. Rear garden with lawns, a large patio area and a variety of trees including fruit trees.







**Lower Ground Floor**



**Ground Floor**



**First Floor**

Total floor area 491.3 m<sup>2</sup> (5,288 sq.ft.) approx

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# Hele, Exeter

This impressive DETACHED PERIOD PROPERTY located in a charming village and offers a rare opportunity to own a grand residence full of character, with 8 generous sized bedrooms all with en-suites. The house does require some works, perfect for creating your dream home. NO CHAIN.

EPC Rating: E  
Council Tax Band: G  
Tenure: Freehold

**Connells** SIGNATURE

To view this property please contact us on

**01392 221 331**

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