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18 Redhills, Exeter, Devon, EX4 1SQ

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Asking Price £500,000

Nestled in the charming area of Redhills, Exeter, this impressive detached house offers a perfect blend of comfort and convenience. With three spacious reception rooms, this property is designed for both relaxation and entertaining. The heart of the home features an open-plan living area that creates a warm and inviting atmosphere, ideal for family gatherings or social events.

The property boasts four generously sized double bedrooms, ensuring ample space for family and guests. With two well-appointed bathrooms and a further cloakroom, morning routines will be a breeze, providing both privacy and functionality.

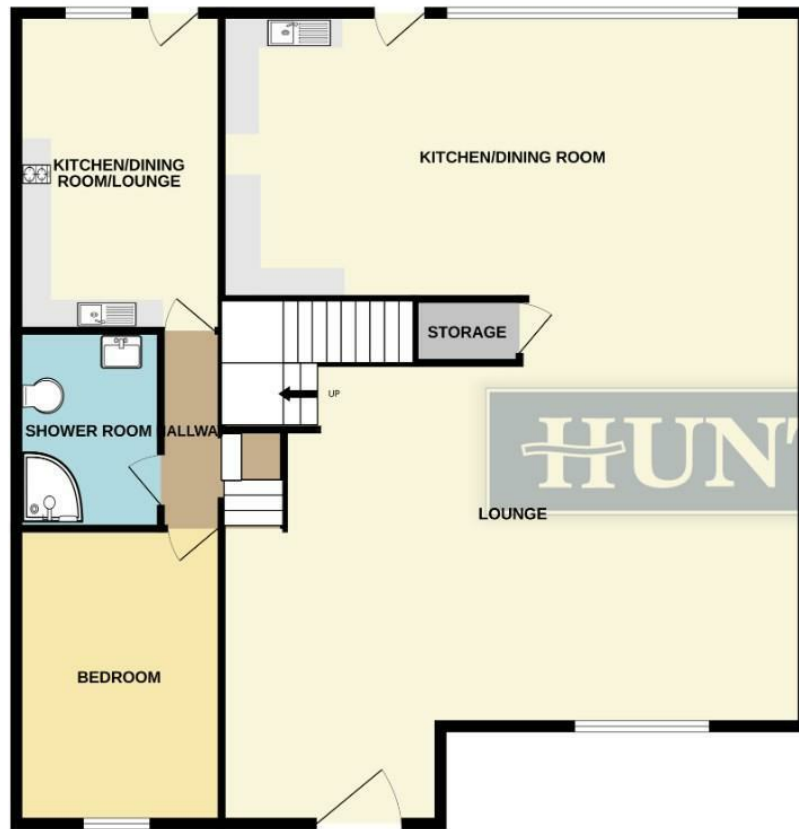
One of the standout features of this home is the self-contained apartment, which offers versatility for guests, a home office, or even rental potential. The property is well-maintained, reflecting a sense of care and attention to detail throughout.

Outside, you will find parking available for multiple cars, a significant advantage in this desirable location. The enclosed rear garden provides a safe and private space for children to play or for adults to unwind in the fresh air.

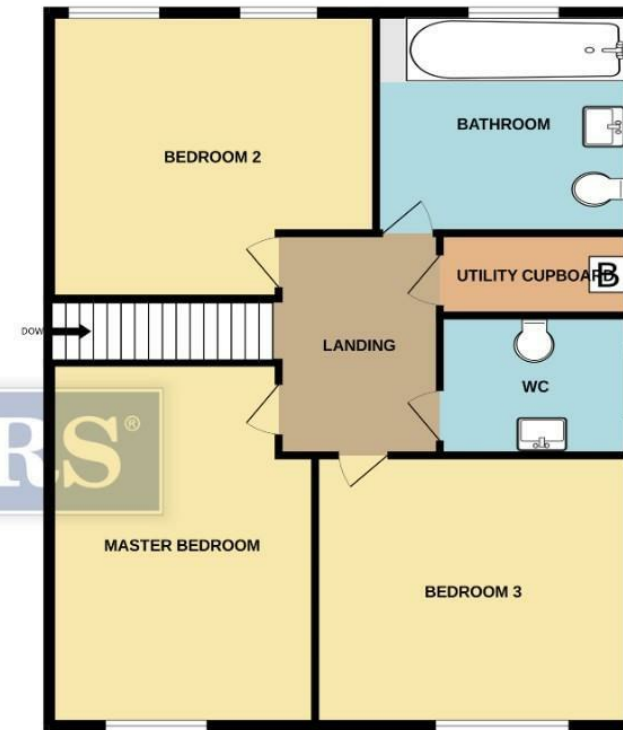
Conveniently situated close to local amenities and with excellent transport links, this property is perfect for those seeking a balance of suburban tranquillity and easy access to the vibrant city life of Exeter. This home is not just a place to live; it is a lifestyle choice that offers comfort, space, and convenience in one of Exeter's most sought-after areas.

Hunters Exeter 58 South Street, Exeter, Devon EX1 1EE | 01392 340130
exeter@hunters.com | www.hunters.com

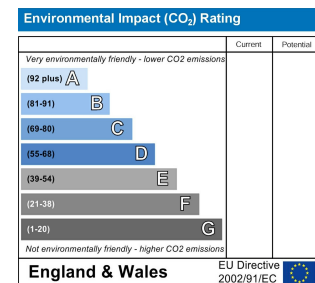
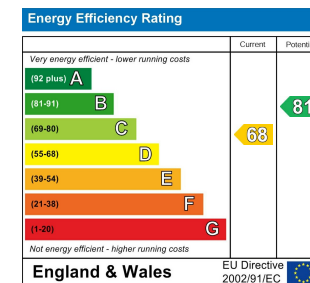
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Living room

14'10" x 9'10"

Large window to the front aspect, radiator, stairs to the first floor, a couple of steps to the entrance of the self contained apartment, opening to the kitchen/dining room, door to a storage cupboard.

Kitching/dining room

19'3" x 9'10"

Two large window to the rear aspect, door to the rear garden, space for a good sized dining table, low and high level cupboards, space for a free standing cooker, built in extractor fan, rolltop work surfaces, single bowl sink and drainer, space and plumbing for a dishwasher.

Landing

Doors to all bedrooms, the family bathroom, WC and access to both the loft and utility cupboard that house the boiler and offers plumbing and space for a washing machine, access to the roof space.

Master bedroom

11'10" x 10'5"

Window to the front aspect, fully fitted wardrobes, vanity unit and storage, radiator.

Bedroom two

13'5" x 11'8"

Two windows to the rear aspect, built in wardrobes and vanity, radiator.

Bedroom three

8'4" x 8'8"

Window to the front aspect, radiator.

Family bathroom

6'7" x 5'3"

Slightly obscured window to the rear aspect, bath with shower over, hand basin, low level WC, heated towel rail.

WC

5'11" x 2'7"

Slightly obscured window to the side aspect, vanity unit, hand basin, high comfort seated WC.

Self contained apartment

Hallway

Doors to the apartment living space, shower room and bedroom.

Living room/kitchen/dining room

8'2" x 10'9"

Window to the rear aspect, door to the rear garden, space for a small sofa/table, low and high level cupboards, roll top work surfaces, domino hob, space and plumbing for a washing machine, door to the hallway, radiator.

Shower room

5'1" x 5'4"

Partially obscured window to the side aspect, walk in corner shower, hand basin, low level WC with added child seat.

Bedroom

11'5" x 8'1"

Window to the front aspect, built in wardrobe, radiator, fuse box and isolation unit for the apartment.

Outside

To the front of the property is a beautifully maintained and landscaped area that has steps winding down to the main Thorofare, there are numerous plants and mature shrubs, there is off road parking for multiple cars, opening to a passage that leads to the rear garden.

The rear garden is set over several different tiers and is surrounded by a fence, opening to the side passageway the garden has several sets of steps that take you to all different tiered areas the garden is currently designed as

low maintenance but there are several areas for entertaining and enjoying those long summer evenings.

Energy Efficiency Rating

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

- Self contained apartment with double bedroom
- Detached
- Three double bedrooms
- Off road parking for multiple cars
- Open plan living
- Good room sizes
- Close to local amenities
- Good transport links

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









