

HUNTERS[®]

HERE TO GET *you* THERE



Farm Hill

Exeter, EX4 2ND

Offers Over £150,000



Council Tax: B



211 Farm Hill

Exeter, EX4 2ND

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Porch

Door to the lounge/ diner, space for coats and shoes.

Lounge/ Diner

10'9" x 15'8" (3.29m x 4.78m)

Window to the front aspect, partial steps to the landing, electric radiator.

Landing

Opening to the kitchen, stairs to the second floor.

Kitchen

10'9" x 7'6" (3.28m x 2.29m)

Window to the rear garden, door to the rear garden, built in electric hob, oven and extractor, sink and drainer, high and low level cupboards, roll top work surfaces.

Landing

Doors to bedroom one and bathroom, stairs to the third floor.

Bathroom

4'6" x 7'8" (1.39m x 2.35m)

Bath with shower over, low level WC, hand basin.

Bedroom one

7'6" x 10'9" (2.30m x 3.28m)

Window to the front aspect, electric radiator.

Landing

Doors to the second bedroom and cupboard.

Bedroom two

10'9" x 7'7" (3.29m x 2.32m)

Window to the rear aspect, electric radiator.

Outside

To the front of the property is a public foot path that leads you to the allocated parking space attached to the property. (There are several sets of steps)

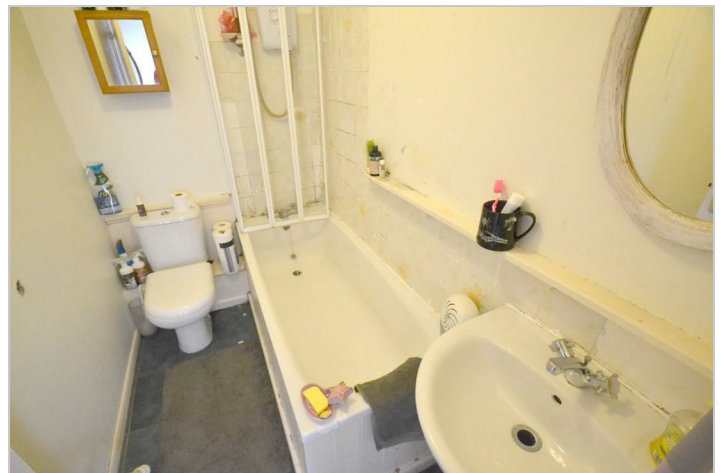
To the rear of the property is a small enclosed rear garden, there is a patio area and an area that would or could potentially be laid to lawn. (currently in need of some TLC)

- Investment opportunity
- First step on the property ladder
- Popular location
- Good transport links
- Allocated parking
- Enclosed rear garden
- Stunning views

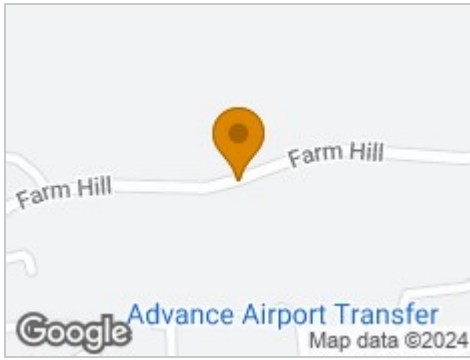
This property comes to the market in need of some updating and slight renovation, it is set over 3 levels and is looking for somebody to see its full potential.

The property is situated in Farm Hill Exwick and boasts an allocated parking space and enclosed rear garden, the property briefly comprises of a lounge/ dining room, kitchen, two bedrooms and a family bathroom.

If you are looking for a property to add your stamp too then this could very well be the property for you there are good transport links and local amenities are within walking distance.



Road Map



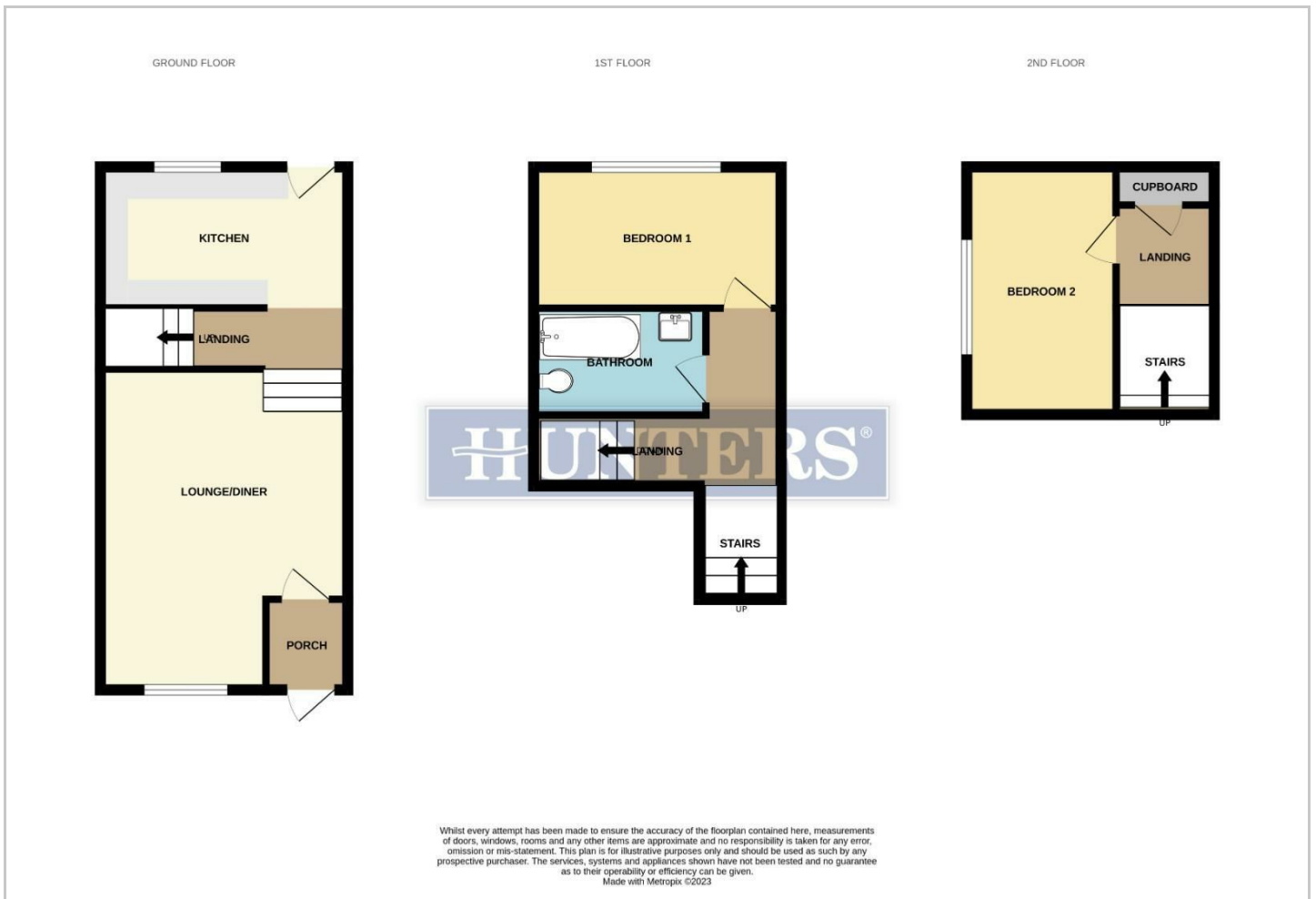
Hybrid Map



Terrain Map



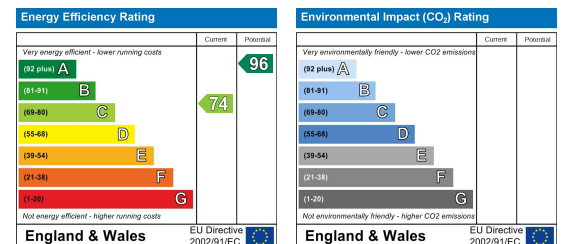
Floor Plan



Viewing

Please contact our Hunters Exeter Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.