

HUNTERS[®]

HERE TO GET *you* THERE



Cornflower Hill

Exeter, EX4 2PD

Offers In Excess Of £250,000



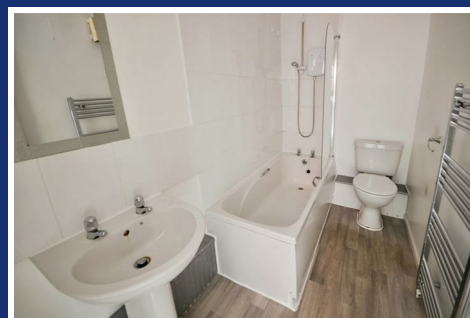
Council Tax: B



17 Cornflower Hill

Exeter, EX4 2PD

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Hallway

From the front door you enter the hallway, door to kitchen, the hallway opens into the lounge/dining room.

Lounge/ diner

12'3" x 17'1" (3.75m x 5.23m)

Patio doors to rear garden, stairs to first floor, radiator.

Kitchen

7'1" x 9'3" (2.17m x 2.83m)

Window to front aspect, high and low level cupboards, rolltop worksurfaces, single sink and drainer, space for a fridge freezer, washing machine and cooker.

Landing

Window to rear aspect, doors to both bedrooms and bathroom.

Master bedroom

8'11" x 12'3" (2.74m x 3.74m)

Window to front aspect, door to cupboard over the stairs, radiator.

Bedroom two

12'4" x 7'0" (3.76m x 2.15m)

Window to rear aspect, radiator.

Bathroom

4'8" x 9'4" (1.44m x 2.85m)

Bath with shower over, low level WC, hand basin, heated towel rail, electric heater.

Outside

To the front of the property is a drive way with

parking for two cars, there is an area laid to lawn, a gravel area that gives access to a gate in turn giving access to the rear garden.

To the rear of the property is a fully enclosed garden with a patio area, there are a couple of steps that lead to an area which is laid to lawn, in turn a couple of steps then lead to a garden shed, there is a low wall creating borders and surrounding the patio, there is a gravel area which leads to the gate allowing access to the front of the property.

- End of terrace property
- Ready for immediate occupation
- Natural light-filled rooms
- Open-plan reception room
- Tranquil garden view
- Inviting kitchen space
- Two natural light-filled bedrooms
- Substantial bathroom with heated rail
- Energy-efficient, EPC rated C
- Close to public transport

We are delighted to present this end of terrace property, currently listed for sale. The property is in good condition and is ready for immediate occupation. The well-maintained home consists of a reception room, kitchen, two bedrooms, and a bathroom.

The reception room, bathed in natural light from the large windows, offers a tranquil garden view that is sure to delight. The open-plan layout makes this area ideal for relaxing or entertaining guests. The kitchen, also filled with natural light, provides a warm and inviting space for meal preparation.

The property benefits from two bedrooms, both of which are bathed in natural light, adding to the overall sense of tranquillity. The master bedroom is designed to offer a relaxing retreat, while the second bedroom, a generous double, provides additional accommodation.

The bathroom is substantial in size and includes a heated towel rail, contributing to the overall comfort and convenience of the home.

Rated C on the EPC scale, this property is energy-efficient, with council tax falling within band B.

The location of this property is particularly appealing. It is conveniently close to public transport links, and green spaces are abundant, with nearby parks and walking routes offering plenty of outdoor enjoyment. The area is quiet, making it ideal for families or couples seeking a serene living environment.



Road Map



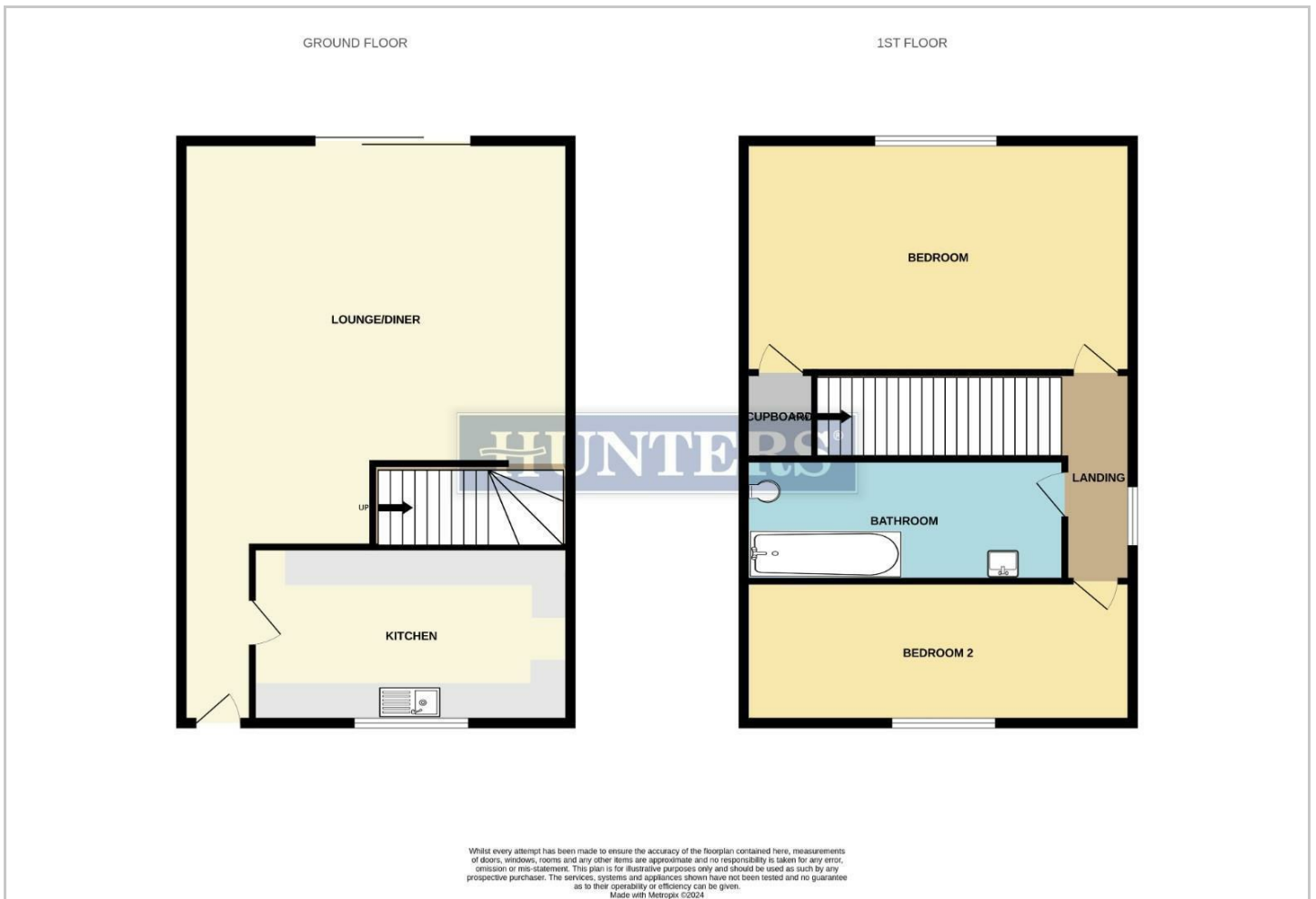
Hybrid Map



Terrain Map



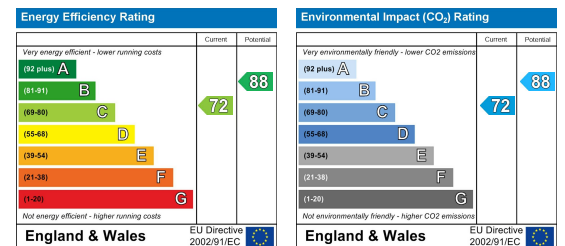
Floor Plan



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.