

3 Barley Villas, Redhills, Exeter, EX4 1SX



A stunning three bedroom period property retaining some of the original feature, being sold for the first time. Situated in an popular elevated position with stunning views over open countryside. The property benefits from scope to alter and extend subject to the relevant planning permissions. With accommodation comprising entrance hall, lounge, dining room, modern kitchen, three first floor double bedrooms, modern shower room, enclosed landscaped rear garden, enclosed front garden, off road parking.

Offers in the Region of £395,000 Freehold DCX02670

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The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.



THE ACCOMMODATION COMPRISES:

Entrance Hall

Accessed via the original solid wood and part frosted front door. Doors to the lounge and dining room. Stairs to the first floor landing. Telephone point.

Lounge 18' 11" x 11' 5" (5.768m x 3.488m)

Front and rear aspect uPVC double glazed windows with stunning views over open countryside to the rear. Original open fireplace with tiled surround and hearth. Telephone point. radiator. Door through to the kitchen.



Dining Room 13' 3" x 11' 11" (4.029m x 3.637m)

Front aspect uPVC double glazed bay window. Fireplace with tiled surround. Picture rail. radiator. Sliding door through to the kitchen.



Kitchen 15' 3" x 8' 8" (4.643m x 2.641m)

Side and rear aspect uPVC double glazed windows with stunning views over the garden and countryside and beyond. Fitted modern kitchen with a range of eye and base level units with stainless steel sink and a half with mixer tap and single drainer. Roll edge work surfaces. Integrated oven and hob with extractor fan above. Integrated fridge and freezer.



First Floor Landing

uPVC double glazed rear aspect window with stunning views over the garden and countryside beyond. Doors to bedroom one, bedroom two, bedroom three and shower room. Access to loft void above. Radiator.



Bedroom One 12' 1" x 12' 0" (3.678m x 3.669m)

Front aspect uPVC double glazed window with views over the front garden. Built in wardrobe. Telephone point. Radiator.



Bedroom Two 11' 7" x 9' 3" (3.541m x 2.832m)

Front aspect uPVC double glazed window with view of the front garden. Built in wardrobe with shelving. Radiator.



Bedroom Three 9' 4" x 8' 4" (2.846m x 2.532m)

Rear aspect uPVC double glazed window with views over the garden and countryside beyond. Radiator.



Shower Room

Rear aspect uPVC double glazed window. Three piece modern white suite comprising walk in shower cubicle with rain water shower, low level WC, Pedestal wash hand basin with mixer tap. Part tiled walls. Radiator.



Rear Garden

Private enclosed tiered rear garden with large lawned area with hard standing floored seating area and shrub borders and steps down to the shed with mature trees and bushes.



Side of the property

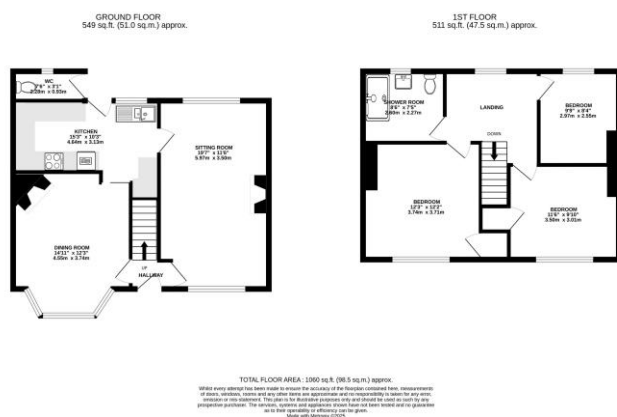
Lawned area and pedestrian access to the front of the property.

Front Garden

Enclosed front garden mainly laid to lawn with mature hedges, oil tank and pedestrian access to the front door.

Parking

Situated further along the road.



Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cookleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

