

81 Hillyfield Road, Exeter, EX1 3NA



Cooksleys are proud to offer this spacious three bedroom terraced property situated in an excellent location close to schools, shops and with good access both in and out of the city. The accommodation benefits from an entrance hallway, large lounge opening onto the garden, open plan kitchen dining room, three first floor bedrooms, modern shower room, front and rear gardens, off road parking. No onward chain. Viewing is highly recommended.

Offers in the Region of £260,000 Freehold DCX02574

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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 a uPVC part glazed front door, front aspect frosted uPVC window, door to the lounge, stairs to the first floor landing and radiator.

Lounge 17' 11" x 11' 0" (5.450m x 3.362m)

Front aspect uPVC double glazed window, double glazed door leads to the rear garden, gas flame effect fireplace with a wooden mantle, television point, telephone point, radiator. Door to the kitchen.

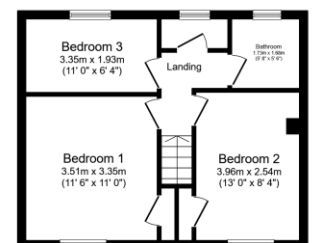


Kitchen/Diner 17' 11" x 11' 5" (5.453m x 3.492m)

Rear aspect uPVC double glazed window, fitted range of eye and base level units, stainless steel sink and a half with a mixer tap, rolled edge work surfaces, part tiled walls, oven and hob with an extractor fan above, plumbing for a washing machine and further appliance space, storage cupboard, large storage seating area, and a uPVC front door, front aspect uPVC front aspect window and a radiator.



Ground Floor
Floor area 41.0 sq.m. (441 sq.ft.)



First Floor
Floor area 39.4 sq.m. (424 sq.ft.)

Total floor area: 80.4 sq.m. (865 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No claims are made for accuracy. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A buyer must rely upon its own inspection(s). Powered by www.propertyplan.co.uk

First Floor Landing

Doors to bedroom one, bedroom two, bedroom three, shower room, storage room, access to the loft void above.

Bedroom One 11' 6" x 11' 2" (3.504m x 3.402m)

Front aspect uPVC double glazed window, floor to ceiling wardrobes with hanging space and shelving, storage cupboard, radiator.



Bedroom Two 12' 4" x 8' 6" (3.766m x 2.595m)

Front aspect uPVC double glazed window, radiator.



Bedroom Three 11' 1" x 6' 2" (3.367m x 1.885m)

Rear aspect uPVC double glazed window with a view over the rear garden, fitted wardrobes.



Shower Room

Rear aspect frosted uPVC double glazed window, three piece suite benefiting from a walk in shower, low level WC, wash hand basin, part tiled walls, heated towel rail.



Rear Garden

Private enclosed rear garden with a paved seating area, mature shrubs, mature trees, shingle area, wooden shed, green house. Large lawned area.



Front garden

Off road parking for one vehicle and pedestrian access to the front door.

Energy performance certificate (EPC)

81 Hillyfield Road EXETER EX1 3NA	Energy rating D	Valid until: 27 May 2035
		Certificate number: 6735-6825-8500-0458-0226

Property type Mid-terrace house

Total floor area 77 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		