



**Connells**

Farm Hill  
Exeter



## Property Description

**GUIDE PRICE £250,000-£260,000.**

**A 3 bedroom END TERRACED HOUSE located in the EXWICK AREA of Exeter ideal for transport links, shops, schools and amenities, with open views and SOLAR PANELS. The home has a large kitchen/diner ideal for a family to sit and have evening meals and a wood burner in the lounge making it a cosy space to enjoy. Outside there is a low maintenance patio garden. The accommodation comprises:- Entrance hallway, cloakroom/WC, kitchen/diner, lounge, first floor landing, 3 bedrooms and bathroom/WC.**



## Agents Note

The property has owned solar panels.

## Entrance Hall

Double glazed obscured front aspect door, under stairs storage.

## Downstairs WC

Double glazed obscured front aspect window, low level toilet, wash hand basin with cupboard below, spotlights.

## Living Room

14' 7" x 14' 5" ( 4.45m x 4.39m )

Double glazed obscured rear and side aspect window, double glazed rear aspect door, wood burner.

## Kitchen/ Diner

20' 6" x 8' 2" ( 6.25m x 2.49m )

Double glazed front aspect window, two double glazed side aspect windows, wall and base units, oak work surfaces, electric oven, electric induction hob, double sink unit, tiling, plumbing for washing machine, space for fridge freezer, spotlights, night storage heaters.

## Landing

Storage cupboard, loft access, electric heater.

## Bedroom 1

17' 5" to front of wardrobe x 8' 2" ( 5.31m to

front of wardrobe x 2.49m )

Double glazed side aspect window with open views, double glazed front aspect window, built-in wardrobes, electric heater.

## Bedroom 2

15' 1" x 8' 3" ( 4.60m x 2.51m )

Double glazed side aspect window with open views, double glazed rear aspect skylight window, electric heater.

## Bedroom 3

11' 8" x 6' 1" ( 3.56m x 1.85m )

Double glazed rear aspect skylight window, electric heater.

## Bathroom

Double glazed obscured front aspect window, bath with electric shower over, low level toilet, wash hand basin, tiling, spotlights, extractor fan, heated towel rail.

## Rear Garden

Patio garden with wood store and gate to rear access.









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8-9 South Street  
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EPC Rating: B    Council Tax  
 Band: C

Tenure: Freehold

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