

Guide Price £230,000



1 Hillyfield Road, Exeter, EX1 3LX

- Completely redecorated, good condition flooring
- Kitchen and adjoining utility room
- Easy access shower/wet room and WC
- Established front and rear gardens
- Convenient location for quick motorway access
- 3 bedrooms, two doubles and a large single
- Large sitting/dining room with fireplace
- Gas central heating and uPVC double glazing
- Paved patio, lawn and shed
- Ready to occupy, no onward chain

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Watch the Seddons Video Tour

A well-presented family home with a generous, established garden and lying a short walk from schools and bus services into the city centre. No onward chain.



Council Tax Band: B



This fine property, solidly built in the early 1950's by the local authority, offers very comfortable and spacious accommodation in Whipton, with good local amenities and easy access to the city centre.

The house has been completely redecorated, with new carpets and flooring throughout and benefits from gas central heating in uPVC double glazing. The kitchen and shower room are in clean and tidy order and offer scope for remodelling and refurbishing to taste. The kitchen has a large adjoining utility room which could be incorporated within the room, subject to building regulations, to make a great kitchen/dining room, ideal for family use. The adjoining sitting room is a good size and with a new fire installed in the future would make a very comfortable living room with space for a play area at one end.

Upstairs, there are three generous bedrooms, two with built in cupboards/wardrobes, and from the

landing, a separate toilet and shower room, with cupboard storage.

Outside, the house is approached by an easy to maintain, paved front garden leading to the front porch, or the door to one side, leading to the utility room. At the rear of the house, a large, paved patio with raised border beds, with established shrubs and palm trees, gives way to the lawn and a gravel sitting area, with a garden shed to one side.

Utilities

Services: Mains electricity, water (metered), drainage and gas.

Council Tax: Band B

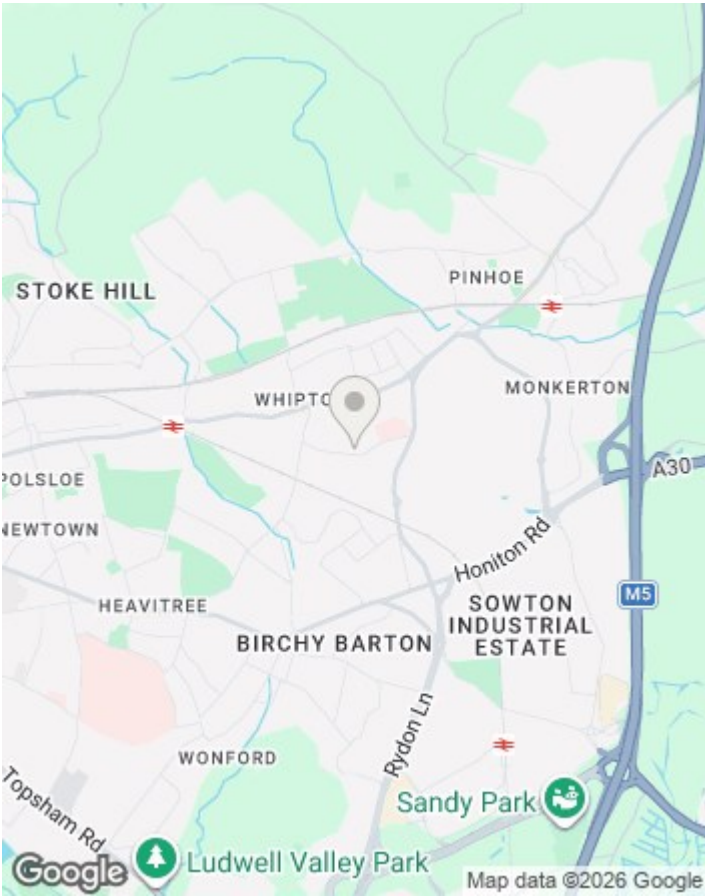
Local Authority: Exeter City Council

Tenure: Freehold

Estate maintenance charge: not applicable

Agent's note:

The entrance lobby, stairs and sitting room have new carpets and the kitchen and utility room new vinyl flooring.



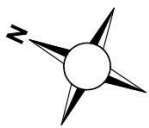
Directions

Viewings

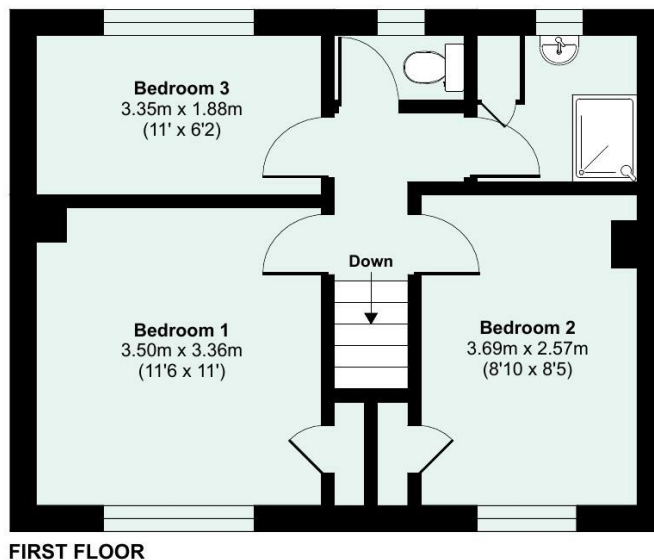
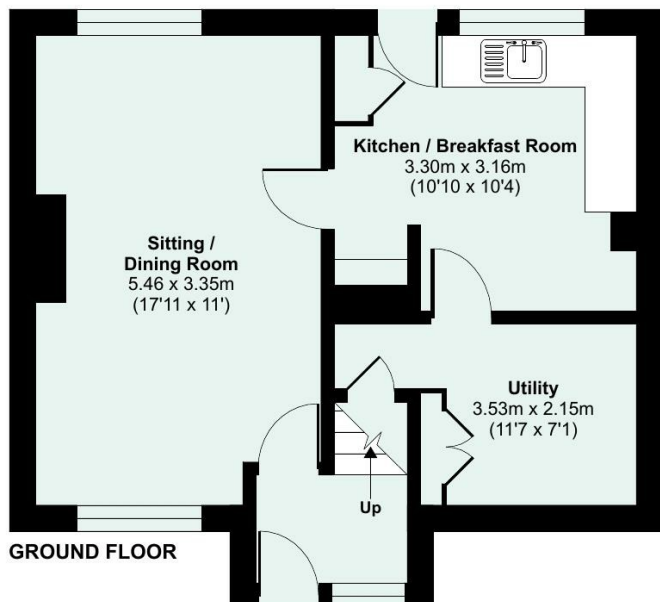
Viewings by arrangement only. Call 01884 32100 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Approximate Area = 858 sq ft / 79.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1468046

