



4 Hele Square, Hele, Exeter, Devon, EX5 4PN

Guide Price £430,000

- Spacious detached family home
- Brand new uPVC windows installed in 2023
- Living room with wood burner & separate dining room
- Three doubles and single bedroom
- Garage & driveway parking
- Positioned on bus route to Exeter/Cullompton & local schools
- Kitchen/breakfast room with conservatory extension
- Study and downstairs cloakroom
- En-suite and main family bathroom
- Lovely gardens

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



4 Hele Square, Exeter EX5 4PN

A modern spacious 4 bedroom detached property, situated in a small development of modern individual homes, well positioned a few minutes drive from Bradninch and the Killerton Estate and easy access into Exeter and Cullompton. Lovely gardens, driveway parking and garage.



Council Tax Band: E



LongDescription

Hele Square is a small bespoke development of modern properties, built in 2009 with an open outlook and benefitting from an additional garden opposite the property, perfect for keen gardeners and children.

The property offers spacious accommodation with a well appointed kitchen/breakfast room offering good entertaining space with a large west facing conservatory adjacent with double doors which open onto the garden. Additional double doors lead into a separate living room which benefits from a wood burning stove and with a separate dining room, study and downstairs cloakroom.

Upstairs, there are three good double bedrooms, two with fitted wardrobes and with an en-suite to the main bedroom and further single bedroom with family bathroom.

The property benefits from uPVC double glazing installed in 2023.

At the rear is an attractive enclosed level rear garden with a further lawned garden across the lane from the property with a driveway and single garage.

Services: Mains gas, electricity, water & drainage.

Tenure: Freehold.

Council Tax: Band E

Local Authority: Mid Devon District Council.

The property is situated with the bus stop virtually opposite, providing frequent buses to Exeter, Tiverton and Cullompton and to the local schools. Hele is a small hamlet, situated between Bradninch and Silverton, both of which have a good range of local services, including primary schools, convenience stores, post offices, pubs, churches, doctor's surgeries, and regular bus services to Cullompton and Exeter.

There is quick access to Exeter, via the B3181 main road through Broadclyst or from Cullompton, Junction 28 of the M5 leads south to Exeter and all points north, including Junction 27, with the nearby Tiverton Parkway Station at Sampford Peverell with regular intercity services (Paddington 2 hours).

Bradninch - 1.3 miles

Silverton - 3.4 miles

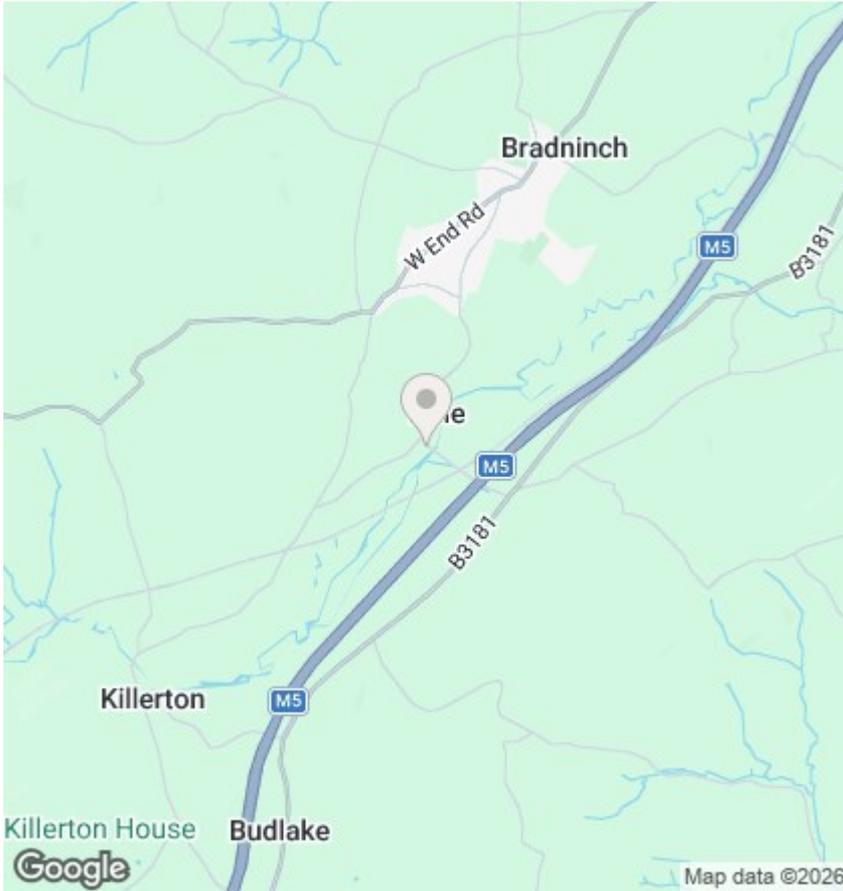
Exeter centre - c. 9 miles

Cullompton/Junction 28 M5 - c. 5 miles

Tiverton Parkway Station - c. 10.5 miles

Taunton - c. 24 miles

Please see the floor plan for the dimensions. The internal photos were taken with a wide-angle lens to show more of the rooms.



Directions

DIRECTIONS:

Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		76	
(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	

