



1 St. Michaels Hill

Clyst Honiton, Exeter, EX5 2NB

An exciting opportunity to acquire this superb 3-bedroom end of terrace house built in the 1950's and quietly situated just off the centre of Clyst Honiton village with good access to the city centre, M5, A.30 and local shops at Cranbrook.

This impressive property has been tastefully modernised to a high standard and imaginatively developed on the ground floor to create a large covered area/log store with double doors giving access from the driveway. This versatile area provides an ideal arrangement for dog owners, keen cyclists or those seeking additional storage/workshop space. It also offers a perfect link to a sizeable outhouse which has been converted into a utility room and cloakroom/WC.

Featuring a wood burner in the lounge and the home comforts of gas central heating and uPVC double glazing, the property guarantees warmth and energy efficiency throughout the seasons.

Outside, there is a well-maintained lawned garden at the front, complemented by a long driveway that accommodates parking for up to three vehicles, along with access to a single garage. The rear garden is a true highlight, having been beautifully landscaped to create a serene outdoor space. Fully enclosed and newly fenced, it ensures a haven for children and pets alike, while its sunny orientation makes it the perfect environment for alfresco dining and entertaining from mid-morning to early evening.

This is a perfect property for first time buyers, families or those simply seeking a peaceful retreat close to Exeter and early viewings are highly recommended to avoid missing out!

Asking Price £309,950

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- MOTIVATED VENDOR. PRICED TO SELL!
- Kitchen/Dining Room
- Large Covered Area/Log Store
- Private Parking for up to 3 Vehicles
- Reception Hall
- Utility Room & Cloakroom/WC
- Well Landscaped Rear Garden
- Dual Aspect Lounge with Log Burner
- 3 Bedrooms & Bathroom
- Detached Single Garage

Reception Hall

16'11" x 6'1" (5.16m x 1.86m)

Bedroom 2

11'1" x 9'6" (3.39m x 2.92m)

Lounge

16'11" x 9'5" (5.16m x 2.89m)

Bedroom 3

10'0" x 6'10" (3.06m x 2.10m)

Kitchen/Dining Room

16'9" x 9'10" (5.13m x 3.02m)

Bathroom

9'5" x 5'5" (2.88m x 1.67m)

Utility Room

8'4" x 8'0" (2.55m x 2.46m)

Large Covered Area/Log Store (L-shaped)

16'11" x 11'6" (5.16m x 3.53m)

Cloakroom WC

5'8" x 4'7" (1.75m x 1.40m)

Gardens

On the First Floor

Parking

Landing

Garage

Bedroom 1

14'3" x 8'3" (4.36m x 2.52m)

13'3" x 9'8" (4.04m x 2.96m)



Directions



Floor Plan



Total area: approx. 105.6 sq. metres (1136.8 sq. feet)
 Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

1 St Michaels Hill, Exeter

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	
Very energy efficient - lower running costs	84
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	64
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC