



Connells

Hillyfield Road
Exeter

Hillyfield Road
Exeter EX1 3LZ

for sale guide price
£260,000



Property Description

GUIDE PRICE £260,000 - £270,000

Situated on Hillyfield Road in Exeter, this spacious three bedroom mid terrace property offers well-balanced accommodation ideal for family living.

The property is entered via an entrance hall with stairs rising to the first floor and access into the open plan living/dining room. This generous space benefits from front aspect windows and rear French doors opening onto the garden, creating a bright and airy atmosphere throughout. A door leads through to the kitchen/breakfast room, fitted with a modern range of units and offering ample workspace along with access doors to both the front and rear of the property.

Upstairs, there are two well-proportioned double bedrooms, one benefiting from fitted storage, along with a good sized single bedroom. The bathroom is fitted with a modern white suite including a panelled bath with shower over and wash basin, while a separate W.C. adds extra practicality. Externally, the rear garden provides an excellent outdoor space with a decked seating area, lawn, and additional patio area positioned at the end of the garden. Enclosed fenced boundaries create an attractive and private setting to enjoy throughout the year.

This spacious and well-presented home offers a fantastic opportunity for a range of buyers in a convenient residential location

Entrance Hall

Stairs rising to the first floor. Radiator.

Living Room

16' 4" max x 11' 1" max (4.98m max x 3.38m max)

Spacious and bright room with double glazed window to the front elevation and double glazed French doors to the rear providing access to the garden. Chimney breast with feature fireplace. Radiator.

Kitchen / Dining Room

17' 9" max x 11' 5" max (5.41m max x 3.48m max)

Impressive modern fitted kitchen and dining room. The kitchen features a range of matching wall and base units with complimentary worktops above. Electric cooker with stainless steel extractor hood above. Plumbing for a washing machine. Sink and drainer with mixer tap. Space for an American style fridge freezer. Two radiators. Dual aspect double glazed windows to the front and rear elevations. uPVC double glazed door to the front and to the rear. Understairs storage cupboard.

Upstairs Landing

Loft access hatch.

Bedroom 1

11' 5" max x 9' 11" max (3.48m max x 3.02m max)

Double glazed window to the front elevation. Radiator. Storage cupboard.

Bedroom 2

12' 2" max x 8' 4" max (3.71m max x 2.54m max)

Double glazed window to the front elevation. Radiator. Storage cupboard.

Bedroom 3

11' 1" max x 6' 3" max (3.38m max x 1.91m max)

Double glazed window to the rear elevation. Radiator.

Bathroom

Panel bath with shower above and a vanity sink unit. Heated towel rail. Obscured double glazed window to the rear elevation.

W.C.

Low level w.c. Obscured double glazed window to the rear elevation.

Outside

The property has both front and rear gardens. The rear features a decked area and a path leading down the middle of the lawned garden. There are flowerbeds and additional patio to the rear.

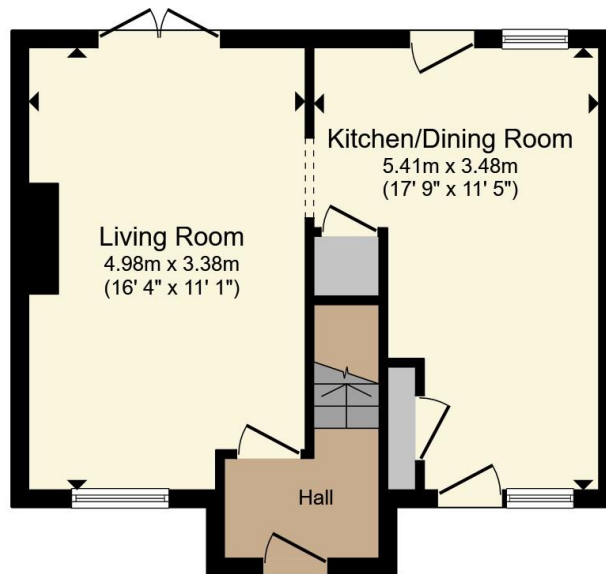
Agents Note

There are restrictions regarding sub-letting. The property cannot be used as a HMO, it must be a single family home.

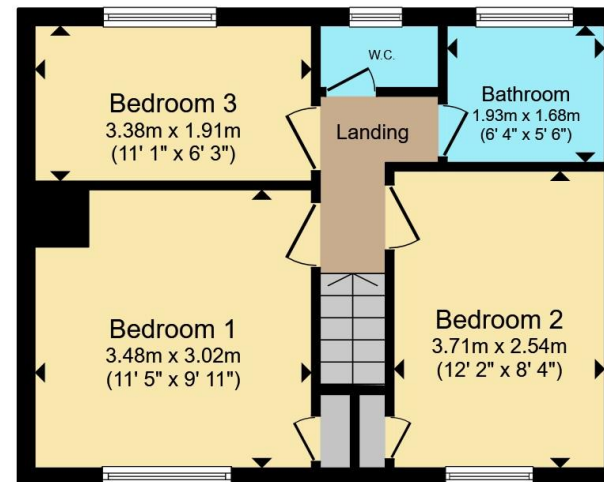








Ground Floor



First Floor

Total floor area 76.9 m² (827 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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8-9 South Street
 EXETER EX1 1DZ

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/EXR317493



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