



Connells

Holland Road
Exeter

Holland Road
Exeter EX2 9BX

for sale guide price
£270,000



Property Description

GUIDE PRICE £270,000 - £280,000. Situated within one of Exeter's most popular residential locations, this spacious Victorian terrace offers generous accommodation throughout while retaining the charm and character expected from a home of its era.

The ground floor begins with a welcoming entrance hall leading to a bright bay-fronted living room positioned at the front of the property. A separate dining room sits centrally, providing an excellent space for family meals or entertaining guests. To the rear, the modern fitted kitchen offers a range of wall and base units with ample worktop space, a breakfast bar and room for a selection of appliances. A rear door opens directly onto the garden, while a separate utility room accessed from the hallway provides additional worktop space, storage and room for further appliances. Upstairs, the property offers three well-proportioned bedrooms, comprising two generous double bedrooms and a comfortable single bedroom, ideal as a nursery, home office or guest room. A family bathroom completes the first-floor accommodation.

Outside, the enclosed rear garden provides a private and low-maintenance outdoor space, featuring a patio seating area and fenced boundaries, making it ideal for relaxing or entertaining.

Combining spacious accommodation, period character and a highly desirable location, this charming Victorian home presents a fantastic opportunity for families, professionals and buyers looking for a property full of character.

Entrance Hall

Under stairs storage, wall mounted radiator.

Downstairs WC

Low level toilet, wash hand basin.

Living Room

Double glazed front aspect bay window, gas fireplace (not in use), wall mounted radiator.

Dining Room/ Bedroom 4

Rear aspect window (into kitchen), fitted storage, gas fire, wall mounted radiator.

Kitchen/ Diner

Two double glazed rear aspect windows and door, oven, gas hob with extractor over, Belfast sink, wall and base units, breakfast bar, space for fridge freezer and washing machine, wall mounted radiator.

Utility Room

Work tops, storage cupboards, space for washing machine and tumble dryer.

Landing

Loft access.

Bedroom 1

Double glazed front aspect bay window, feature fireplace, wall mounted radiator.

Bedroom 2

Double glazed rear aspect window, feature fireplace, fitted wardrobe, wall mounted radiator.

Bedroom 3/ Study

Double glazed front aspect window, wall mounted radiator.

Bathroom

Double glazed rear aspect window, bath with mains shower over, fully tiled, low level toilet, wash hand basin.

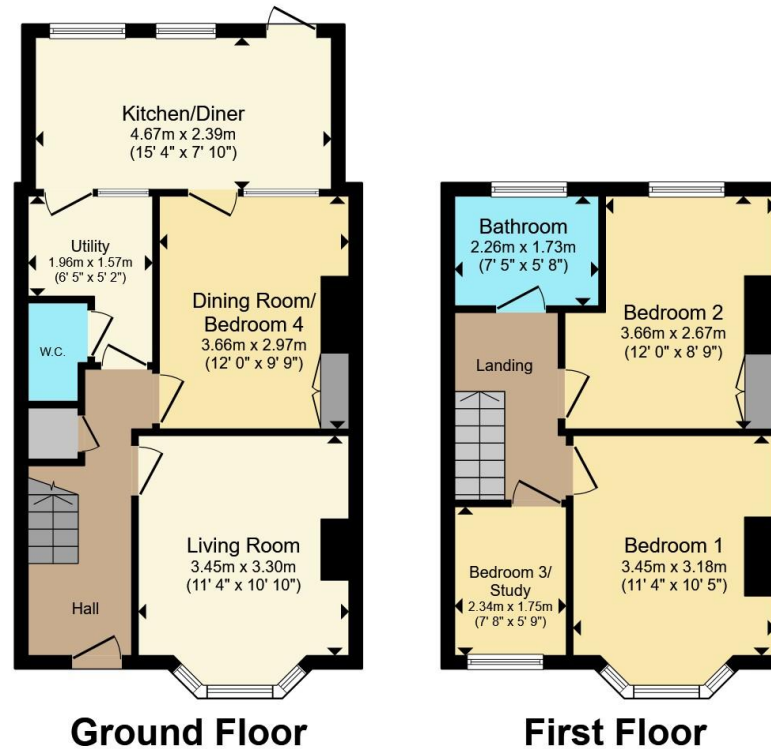
Rear Garden

Astro turf, gravelled area, fenced surround.









Total floor area 85.6 m² (921 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
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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