



Farm Hill
Exeter EX4 2LJ

for sale guide price
£180,000



Property Description

GUIDE PRICE £180,000 - £190,000

A 2 bedroom TERRACED HOME located in the EXWICK area of Exeter ideal for St Davids train station and access to the City Centre, the property is ready to move into and a great investment or first time buy with modern kitchen and bathroom. Outside there is a low maintenance garden and a GARAGE. The accommodation comprises:- Entrance hallway, lounge/diner, kitchen, first floor landing, 2 bedrooms and bathroom/WC.

Entrance Hall

Double glazed obscured door to front, under stairs storage, electric heater.

Living Room

Double glazed patio doors to rear, two double glazed rear aspect windows, electric heater.

Kitchen

Double glazed front aspect window with fitted blinds, wall and base units, work surfaces, electric oven, electric hob with extractor over, stainless steel sink unit, tiling, plumbing for washing machine.

Landing

Double glazed front aspect window, airing cupboard, storage cupboard, electric heater.

Bedroom 1

Double glazed rear aspect window, electric heater.

Bedroom 2

Double glazed rear aspect window, electric heater.

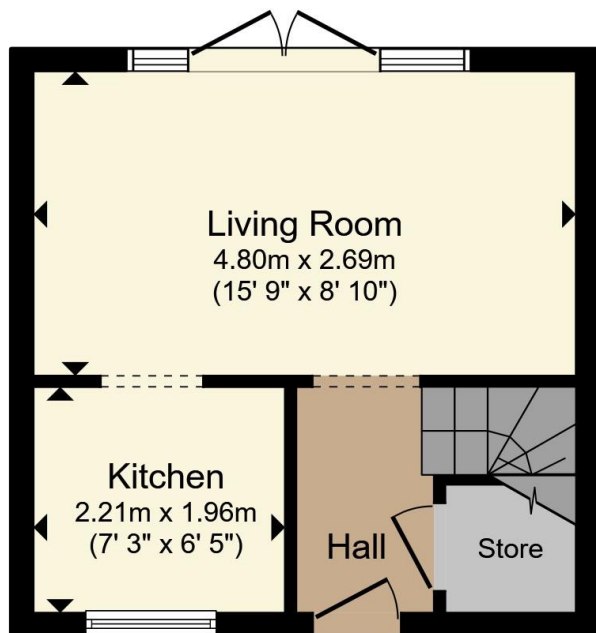
Bathroom

Double glazed obscured front aspect window, bath with electric shower, low level toilet, wash hand basin, tiling, tiled floor.

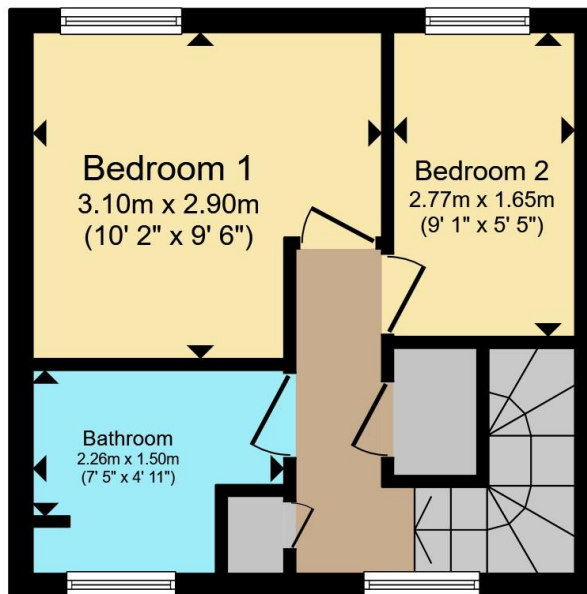
Outside

Garage + one allocated parking space. Rear garden with patio and gravelled area, all enclosed by fencing.





Ground Floor



First Floor

Total floor area 48.4 m² (521 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

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EPC Rating: D Council Tax
Band: B

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Tenure: Freehold



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