



Modern Mid-Terrace House

CHECK OUT this Beautifully Presented, Modern Mid-Terraced Home featuring a Living Room, Kitchen/Dining Room, Two Double Bedrooms, Bathroom & Cloakroom with an enclosed Rear Garden and Off-Road Parking.

4 Holly Lane | Exeter | EX5 7FY





PROPERTY TYPE

Mid Terraced House



SIZE

626 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

District Heating System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

83B



COUNCIL TAX BAND

B



in a nutshell...

- Contemporary Kitchen/Dining Room
- Living Room
- Two Double Bedrooms
- Bathroom and Cloakroom
- Enclosed Rear Garden
- Front Garden
- Off Road Parking
- Easy access to M5, A30 and Exeter
- Excellent Transport Links





the details...

Upon arrival, you're greeted by a welcoming entrance hallway with ample space for coats and shoes. Stairs rise to the first floor, and a convenient cloakroom is positioned nearby, complete with a WC and wash basin.

To the right, the spacious sitting room has been thoughtfully styled and benefits from a useful built-in storage cupboard.

Beyond lies the kitchen/dining room, where a range of modern cupboards and worktops are situated above and below tiled surrounds. A fridge/freezer, electric oven and hob with extractor fan are fitted, alongside designated space for a and washing machine. French doors open directly onto the rear garden, creating a seamless indoor-outdoor connection.

Upstairs, you will find two light and airy bedrooms, each comfortably accommodating at least a double bed. Bedroom one benefits from fitted wardrobes, while bedroom two features a built-in cupboard. Completing the accommodation is a modern bathroom with a tiled bath and shower over, wash basin and WC.

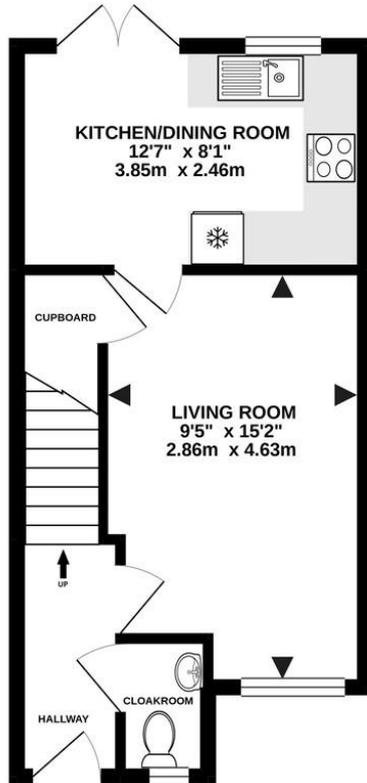
Outside, the enclosed rear garden offers a generous patio that is ideal for outdoor furniture and entertaining, along with a gravel pathway bordered by lawn leading to a gate that provides access to the off-road parking space at the rear of the property.

Tenure - Freehold
Council Tax Band B

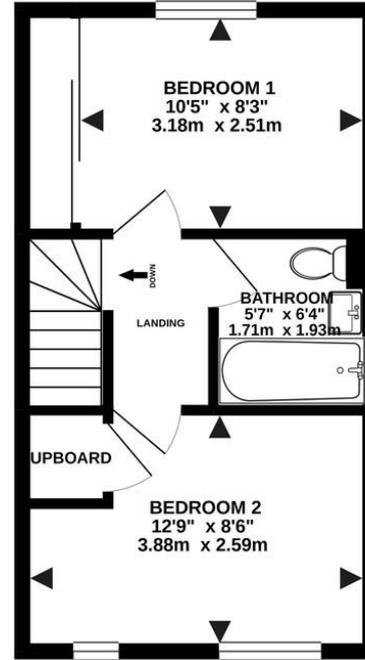


the floorplan...

GROUND FLOOR
325 sq.ft. (30.1 sq.m.) approx.



1ST FLOOR
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.2 sq.m.) approx.

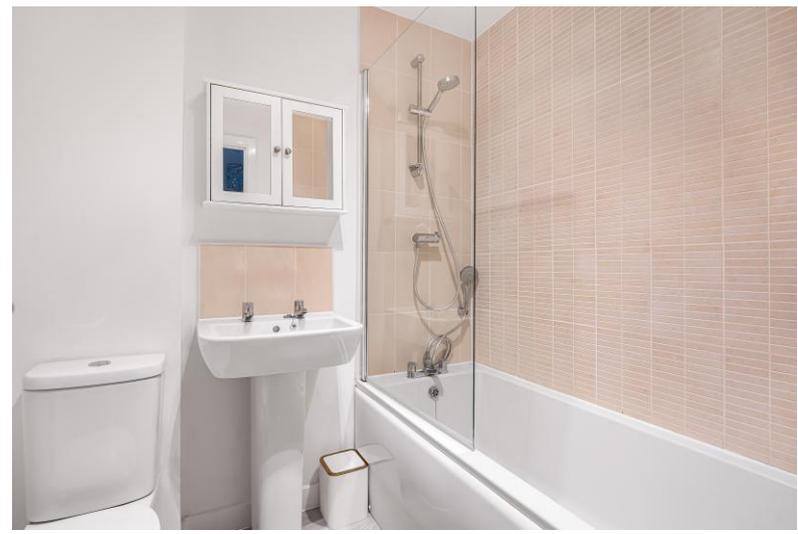
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