



Connells

Hornbeam Road
Exeter

Hornbeam Road
Exeter EX1 3WY

for sale
£140,000



Property Description

Available to purchase at £140,000 for a 35% shared ownership, this beautifully presented detached home offers spacious and contemporary accommodation in a popular residential location within Exeter.

The property is approached through an attractive enclosed front garden, beautifully planted with a variety of flowers and enclosed by a low-level fence with a gated pathway leading to the front entrance. Inside, the welcoming hallway provides access to a bright and spacious living room, a convenient downstairs cloakroom and the impressive kitchen/dining room. Fitted with a modern range of wall and base units, generous worktop space and integrated appliances, the kitchen creates a fantastic social hub for everyday family life. French doors open directly onto the rear garden, allowing plenty of natural light and creating an effortless connection between the indoor and outdoor living spaces. Upstairs, the property offers three generously sized double bedrooms, all beautifully presented, together with a modern family bathroom finished to a high standard. Outside, the enclosed rear garden has been thoughtfully landscaped for ease of maintenance, featuring an attractive patio seating area alongside a planted flower bed. A side gate provides direct access to the private parking area, where there is off-road parking for two vehicles. This superb homes offers stylish modern accommodation, generous living space and the affordability of shared ownership.

Entrance Hall

Under stairs storage.

Downstairs WC

Double glazed front aspect window, low level toilet, wash hand basin.

Living Room

Double glazed front aspect window, wall mounted radiator.

Kitchen/ Diner

Double glazed side and rear aspect window, French doors to garden, wall and base units, work surfaces, oven, gas hob, space for appliances, boiler, sink unit.

Landing

Airing cupboard/storage, wall mounted radiator.

Bedroom 1

Double glazed side aspect window, wall mounted radiator.

Bedroom 2

Double glazed front aspect window, wall mounted radiator.

Bedroom 3

Double glazed rear aspect window, wall mounted radiator.

Bathroom

Double glazed front aspect window, bath with shower over, low level toilet, wash hand basin, wall mounted radiator.

Front Garden

Flower beds on either side of pathway leading to front door. Gated entry to path.

Rear Garden

Patio, side gate, outside tap and power, gravelled area to side.

Parking

Off-street parking for two cars.

Agents Note

This property is currently under shared ownership in conjunction with Live West Housing Association who have criteria for any purchase, the advertised price is for the sellers 35% share. £494.14 per month is paid to the Housing Association as rent for the retained share. Service Charge is £6.89 per month and Buildings Insurance is £15.64 per month. Please contact LiveWest Housing Association for guidance on purchase requirements.

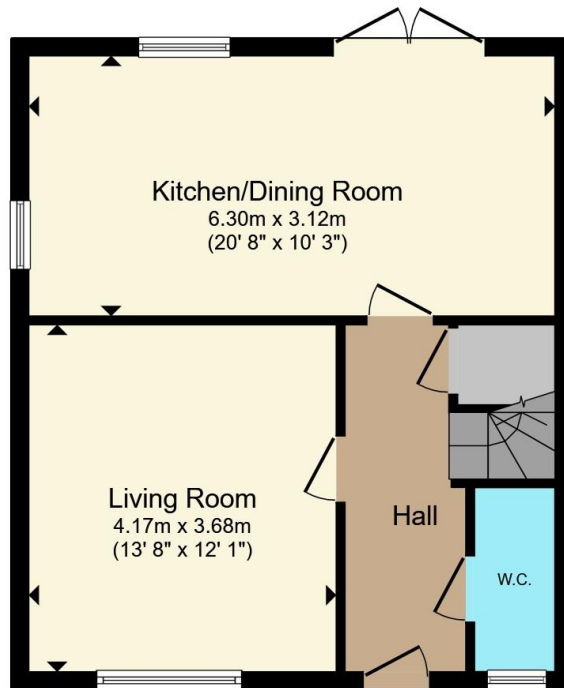
There are restrictions relating to running a business, sub-letting and holiday home use. Please ask the Branch for more details.

The property is still under LABC warranty.

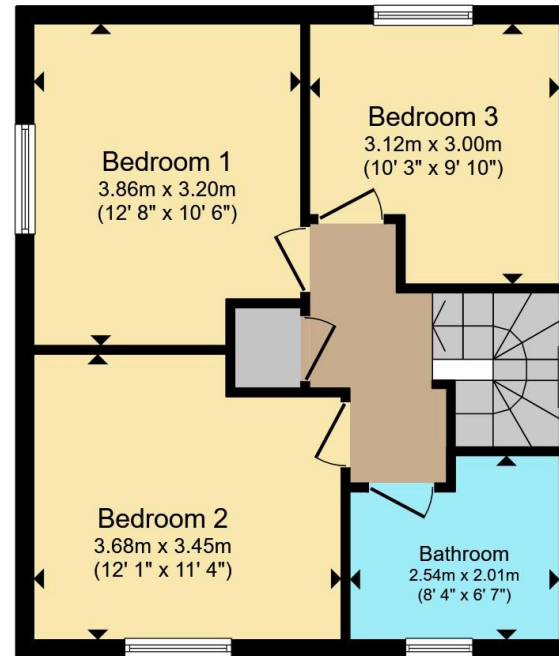








Ground Floor



First Floor

Total floor area 93.1 m² (1,002 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

To view this property please contact Connells on

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8-9 South Street
EXETER EX1 1DZ

EPC Rating: B Council Tax
Band: D

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR318101

This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Mar 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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