



Farm Hill, Exeter, EX4 2NB

Guide Price £230,000

A great property set over three levels which boasts three bedrooms a good sized sitting/ dining room, newly fitted kitchen and modern bathroom. Perfect for a first time buyer or a new family home.

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Description:

Steps up to the front door, door opens into...

Hallway with modern electric heater.

Doors to the kitchen, bedrooms two and three. Stairs giving access to the lower ground floor and first floor.

Kitchen: A newly fitted kitchen, a selection of wall and base units with roll top work surfaces, stainless steel sink with mixer tap. Double electric oven, induction hob with extractor fan over, room for a fridge freezer and plumbing for a washing machine and dishwasher, under counter lighting. Window to the front aspect.

Bedrooms two and three have lovely views over the neighbourhood and countryside beyond, electric radiators.

Stairs up to first floor

Bathroom: Panelled bath with electric shower over, Obscured window to the front aspect, low level WC, basin with vanity unit.

Bedroom one: A lovely large room, feature window over the rear aspect with great views over the neighbourhood and the surrounding areas, large built in storage cupboards, electric radiator.

Sitting Room: A good sized room with space for a dining table, electric radiator. Large patio sliding doors with direct access to the decked area of the rear garden.

Outside - The front of the property has low maintenance garden, the front door is accessed from the path directly in front, there is an allocated parking space.

To the rear of the property there are two storage sheds, the majority of the garden is decked with a small stoned area, and the rest is laid to lawn. The garden is fully enclosed with a gate giving access to a passage way.

Parking Space - Allocated parking space.

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use Thirdfort to undertake automated ID verification, AML compliance and source of funds checks. A charge of £25 is levied for each verification undertaken.



At a glance....

- Good Transport Links
- Close to Local Amenities
- Three Bedrooms
- Newly Fitted Kitchen
- Modern bathroom
- Allocated Parking Space
- Far Reaching Views
- Good Location

PROPERTY INFORMATION:

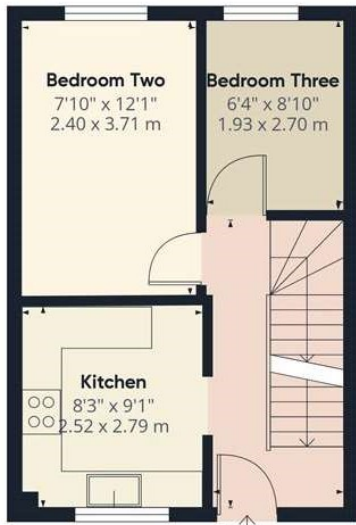
- Freehold
- Council Tax Band: B
- Mains Electric, Water and Drainage

The vendor has advised the following:
Mains electricity serving the heating and hot water), mains water and drainage.

Broadband: Ultrafast. Approx. Download speed 1800 Mbps and Upload speed 220 Mbps.
Mobile signal: Several networks currently showing as available at the property.



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
 716.13 ft²
 66.53 m²

Reduced headroom
 9.05 ft²
 0.84 m²

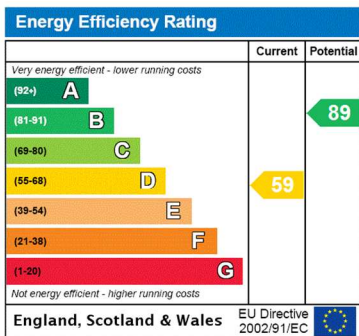
(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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