

LINTON ROAD, EXETER, EX1 3FZ

GUIDE PRICE £300,000







- 3 Bedrooms (1 Ensuite)
- Well Presented Throughout
- Ground Floor Cloakroom
- Separate Living Room
- Modern Kitchen/Dining Room
- South Facing Landscaped Garden
- Rear Access
- Allocated Parking for 2 Vehicles
- Excellent Location for Transport Links

A well presented three-bedroom end of terrace house with two allocated parking spaces & a south facing rear landscaped garden. The property is located on the newly built development of Hill Barton Vale and is conveniently situated for access to major road networks and local amenities.

The spacious accommodation comprises entrance hall, ground floor cloakroom, living room with useful under stairs storage cupboard, open plan kitchen/dining room which has double doors out to the rear garden. To the first floor are three good sized bedrooms, ensuite shower room, and family bathroom.

Outside is a easy maintenance and landscaped rear garden. The rear garden benefits from being south facing, which with the patio area, which makes it a amazing place for alfresco dining, the garden also benefits from a neat low maintenance artificial lawn and the paved path takes you down to the wooden shed and the rear access gate.



**ENTRANCE HALLWAY** Double glazed front door, wall mounted radiator, stairs to first floor.

**CLOAKROOM** Double glazed front facing window, low level toilet, wash had basin.

**LOUNGE** Double glazed front facing window, wall mounted radiator, under stairs cupboard, door to..

**KITCHEN/ DINER** Fully fitted kitchen with wall and base units, roll top work surfaces, stainless steel sink/drainer with mixer tap, integral oven, 4 ring hob, extractor fan, space for fridge/freezer, space for washing machine, family dining area, wall mounted radiator, double glazed rear facing window, double glazed French doors to rear garden.

**MASTER BEDROOM** Double glazed front facing window, wall mounted radiator, door to..

**EN-SUITE** Double glazed front facing window, wall mounted radiator, corner shower, low level toilet, wash hand basin.

**BEDROOM TWO** Double glazed rear facing window, wall mounted radiator.

**BEDROOM THREE** Double glazed rear facing window, wall mounted radiator.



**FAMILY BATHROOM** Double glazed side facing window, wall mounted radiator, panel bath, low level toilet, wash hand basin with tiled surround.

**PARKING** Two parking spaces directly in front of the property.

**REAR GARDEN** South facing landscaped rear garden, patio area, low maintenance imitation lawn, timber shed, rear gate.



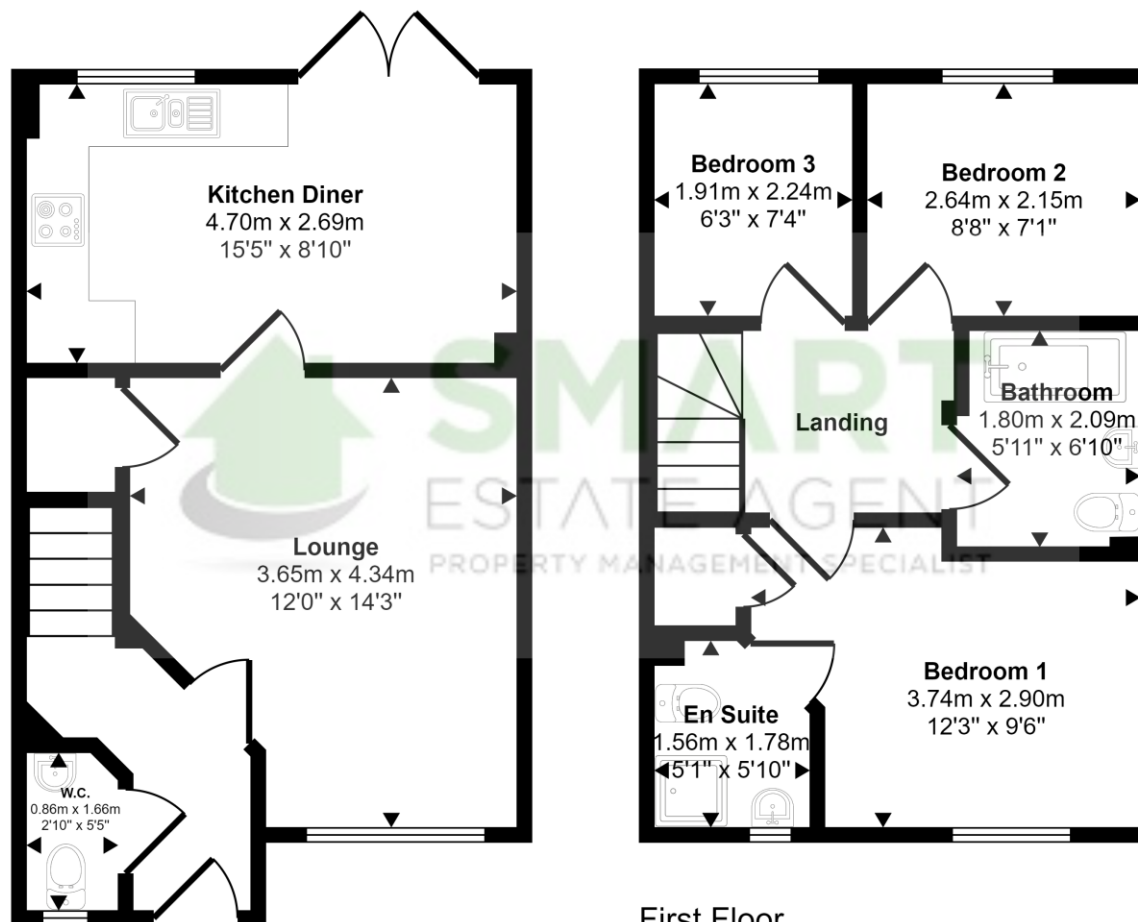








Approx Gross Internal Area  
69 sq m / 747 sq ft



First Floor  
Approx 34 sq m / 362 sq ft

Ground Floor  
Approx 36 sq m / 385 sq ft

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 96 A      |
| 81-91 | B             | 83 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.