



 **SMART**
ESTATE AGENT

FARM HILL, EXETER

GUIDE PRICE - £220,000





A well presented three bedroom modern home in the popular location of Exwick. The property boasts a open planned lounge/diner with French doors providing access into a private garden. Modern kitchen, 3 bedrooms and a contemporary family bathroom. A particular selling point is the landscaped garden with stunning views overlooking the City and Cathedral. There is also an allocated parking space for one car.

Situated within higher Exwick and within close proximity to local shops, pubs and Exwick Heights primary school. Within walking distance to St Davis train station and Exeter university.

- Perfect First Home
- Three Bedroom House
- Enclosed Landscaped Garden
- Stunning Views
- Open Plan Lounge / Diner
- Excellent Investment
- Allocated Parking Space
- Easy Transport Links



ENTRANCE HALL Storage cupboard & Stairs rising to first floor..

KITCHEN Front double glazed window. A range of modern fitted wall and base units, with wooden worktops .Stainless steel sink with mixer tap over. Space for free standing fridge freezer. Space & plumbing for washing machine. Integral oven and hob.

LOUNGE/DINER A lovely spacious room with views overlooking the delightful rear garden & towards Exeter Cathedral. Floor to ceiling double glazed sliding doors to the rear garden. Space for family size dining table and chairs.



LANDING Front double glazed window. Airing cupboard. Doors leading to ..

BEDROOM 1 Double bedroom. Rear double glazed window with lovely views.

BEDROOM 2 Double bedroom. Rear double glazed window.



BEDROOM 3 Single bedroom. Rear double glazed window.

BATHROOM Front double glazed window. Matching three piece suite comprising; Bath with power shower over with curved glass shower screen, modern wash hand basin & low level WC.

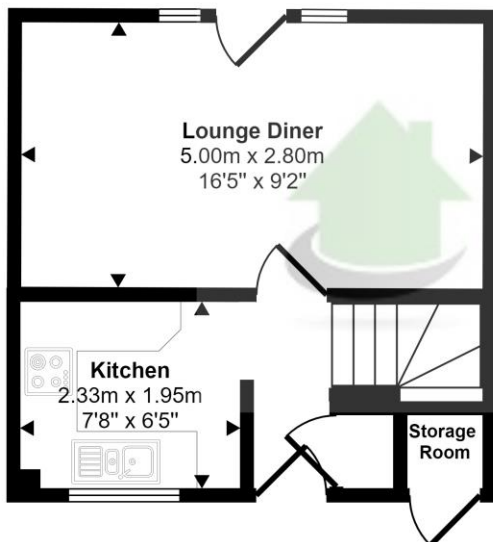
REAR GARDEN Landscaped rear garden, with laid decking area, plant sleepers at rear.



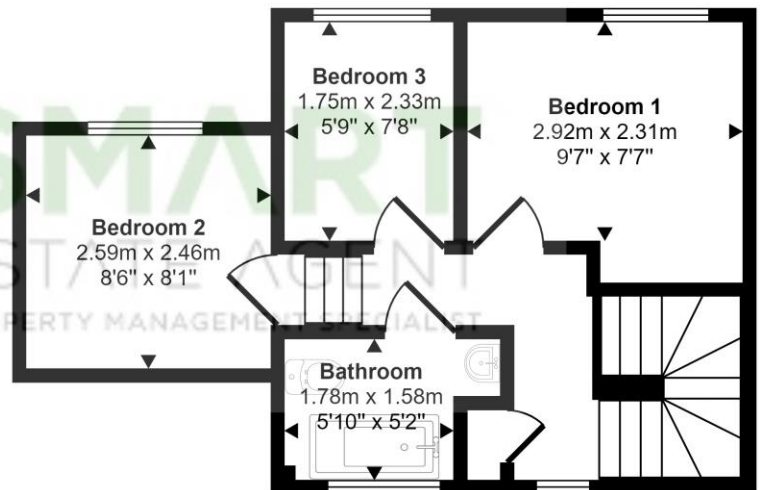
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Approx Gross Internal Area
55 sq m / 589 sq ft



Ground Floor
Approx 24 sq m / 263 sq ft



First Floor
Approx 30 sq m / 326 sq ft

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.