



Exwick Hill, Exeter, EX4 2AW

Guide Price £350,000

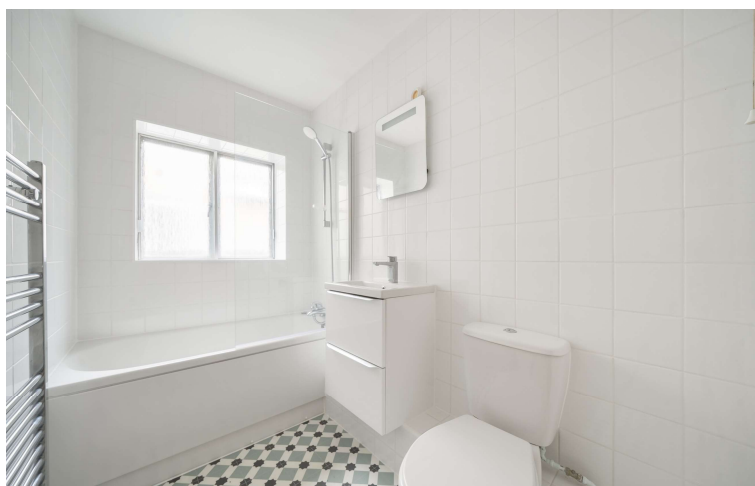
A versatile spacious home conveniently located within walking distance of Exeter St Davids Main Line Train Station (with direct connections to Paddington) and Exeter University. Offered with no onward chain.

Winkworth

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Description

The home boasts a modern kitchen with built-in appliances, leading to a lean-to with direct access to the front garden. The large sitting room is located at the rear, offering stunning views of the Exe Estuary and city skyline. The property also features a rear-facing double bedroom with Juliette balcony with fantastic garden and city views, as well as a large conservatory that further enhances the lovely views of the Exe Valley and city. The conservatory opens to a generous garden, mostly laid to lawn with shrubs.

The Property

Entrance Hall: Welcoming entrance via a part-frosted uPVC front door. Stained glass door leads to the inner hallway.

Inner Hallway: Provides access to the sitting room, bedroom one, conservatory, bathroom, and kitchen. Storage cupboard with a wall-mounted boiler. Archway to the study. Wood flooring and two radiators.

Kitchen: Modern kitchen with a range of wall and base units, sink with mixer tap and drainer, roll edge work surfaces, and part-tiled walls. Integrated oven, hob, and extractor fan, with plumbing for a washing machine and additional appliance space. Radiator. Door to the lean-to.

Lean-to: Frosted door leads to the front of the property. Paved flooring with a Perspex roof.

Sitting Room: Featuring side and rear aspect windows, a stone-surround fireplace, radiator.

Bathroom: Fitted with a modern three-piece white suite comprising a panelled bath with shower overhead, low-level WC, and a wash hand basin with mixer tap and storage below.

Side aspect frosted window, tiled walls, extractor fan, and heated towel rail.

Conservatory: Triple-aspect uPVC double glazed windows provide views over the rear garden and stunning views of the city, river, and Cathedral. Glazed door to the side of the property.

Bedroom One: Juliette balcony to the rear aspect with wonderful views of the garden and city beyond, radiator.

Study Area: Side aspect window and radiator. Stairs lead to the first-floor landing.

First Floor Landing:

Leads to bedroom two, the storage room, and cloakroom.

Bedroom Two: Rear aspect Velux window with city views, built-in wardrobes, shelving, and storage cupboards. Radiator.

Store Room: Walk in store room, Velux window and eaves storage.

Cloakroom: Eaves storage, low-level WC, wash hand basin, Velux window, radiator.

Outside:

Front garden: A large paved area, with raised beds and well established shrubs. Driveway for parking up to two cars.

Rear Garden: A private and enclosed rear garden, mostly laid to lawn with mature trees and a paved seating area. Includes a wooden shed and storage cupboard. Door provides access to the sauna and the large lower ground floor room, which offers potential to be converted into additional living space.



At a glance....

Two/Three Bedroom Split Level Bungalow
Modern Kitchen
Large Bedroom on Ground Floor
Modern Bathroom
Large Conservatory
Wonderful Views
Driveway Parking
Great Potential
****NO CHAIN****

PROPERTY INFORMATION:

Freehold
Council Tax Band: D
Mains Electric, Gas, Water and Drainage

Phone: Full Coverage

Internet: Ultrafast full fibre broadband up to 1000mbps available.



Exwick Hill, Exeter, EX4

Approximate Area = 1188 sq ft / 110.3 sq m

Limited Use Area(s) = 76 sq ft / 7 sq m

Outbuilding = 212 sq ft / 19.6 sq m

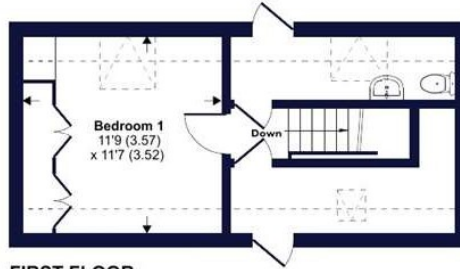
Total = 1476 sq ft / 136.9 sq m

For identification only - Not to scale

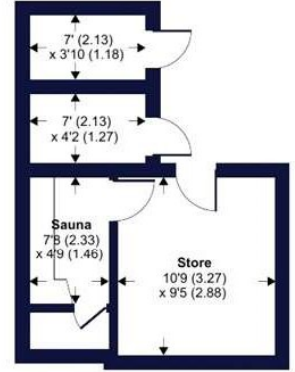


GROUND FLOOR

Denotes restricted head height



FIRST FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Winkworth. REF: 1202716

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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