



A beautifully presented 2 bed Victorian terraced home benefiting from reception room, separate dining room, kitchen breakfast room, lovely luxurious 1st floor bathroom with bath and separate walk in shower. Pretty courtyard garden, with rear access and really useful fully insulated and 'wired up' studio/ office. Quiet and convenient location. Freehold - Council Tax Band B

Holland Road  
Exeter £275,000

East of **EXE**

# Holland Road Exeter £275,000

Beautifully Presented | Mid Terrace | 2 Bedroom | 2 Reception Room | Kitchen/  
Breakfast Room | Pretty Rear Courtyard Garden | Spacious Luxury Bathroom |  
Wooden Floors, Open Fireplace | Quiet and Convenient Location | Office/ Studio  
in Rear Garden

## Approach

Upvc part glazed front door to entrance lobby.

## Entrance Lobby

Inset mat, part glazed door to entrance hallway.

## Entrance Hallway

Attractive entrance hallway with stripped wood floor, ornate feature arch and high ceilings, radiator, stairs to first floor, doors to living room and dining room.

## Living Room 10' 7" x 10' 6" (3.23m x 3.23m)(plus bay window)

Light and spacious room with Upvc double glazed bay window to front aspect, picture rail, feature fireplace with ornate wood mantle, slate hearth and fitted Victorian cast iron style inset and grate, radiator, TV, telephone and Ethernet connection points.

## Dining Room 11' 3" x 10' 7" (3.43m x 3.23m) (max)

Further spacious room with Upvc double glazed window to rear aspect, stripped wood floor, alcove shelving and cupboard, door to understair storage cupboard, doorway to kitchen/breakfast room.

## Kitchen/Breakfast Room 11' 6" x 9' 3" (3.51m x 2.82m)

Bright double aspect room with Upvc double glazed windows to side and rear aspect with outlook over the garden, fitted kitchen with a range of base, wall and drawer units in white finish, roll-edge worktop with tiled surround and inset stainless steel sink, integral electric oven and gas hob, space and plumbing for washing machine and slimline dishwasher, space for free standing fridge/freezer, Worcester gas combi boiler, part glazed door to garden.

## First Floor Landing

Stairs from entrance hallway to split level landing, hatch to fully boarded loft space with pull down ladder and light, radiator, double doors to useful storage/linen cupboard complete with shelving, doors to bedrooms and bathroom.

## Bedroom One 12' 10" x 10' 7" (3.91m x 3.23m)

Light and spacious master bedroom with two Upvc double glazed windows to front aspect, two radiators, feature fireplace with ornate wood mantle and Victorian style cast iron inset and grate, alcove rail and shelf.

## Bedroom Two 10' 4" x 8' 6" (3.15m x 2.59m)

Further spacious double bedroom with Upvc double glazed window to rear aspect with outlook over the garden, radiator, feature fireplace with ornate mantle and Victorian style cast iron inset and grate, ethernet point.

## Bathroom 10' 4" x 8' 6" (3.15m x 2.59m)

Spacious bathroom with Upvc double glazed window to rear aspect with obscure glass. Modern white suite comprising low level WC, pedestal hand wash basin, bath with tiled surround and large walk-in tiled shower enclosure with glass screen and mixer shower over, extractor fan.

## Garden

### Front:

Gate leading into an enclosed small front garden area with attractive tiled path to front door.

### Rear Garden :

Lovely cottage style walled courtyard garden. Laid to attractive paving edged with gravel. Gate leading to rear access alleyway.

## Rear Garden

### Office/Studio:

6' 5" x 5' 1" (1.96m x 1.55m) A useful benefit to the property is this recently added fully insulated office/studio with Upvc double glazed window to front aspect and door. Light, power and Ethernet connection.



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East of **EXE**

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.