





FULL DESCRIPTION We are bringing to market an immaculately presented 3 bedroom family home located in the popular Hill Barton Estate. This property comes with a private driveway suitable for parking 2 cars, a landscaped garden and has the benefit of being located at the end of a cul de sac with no through traffic.

The Hill Barton Development is a favoured development of glorious houses close to the area of Pinhoe. There are excellent amenities on your doorstep such as supermarkets, shops, transport links, cycle routes and excellent schools. Access to the city centre only takes 15 minutes and the M5 and A30 is also extremely easy.

As you enter the property the entrance hall is spacious with an area for storing coats. The WC can also be accessed from the entrance hall.

The living room is spacious with large window allowing light to flood the room. There is an additional storage cupboard in the living room and access to the kitchen.

The kitchen/diner is the hub of the house with more than enough space for a large family dining table and French doors leading to the garden - a great space for socialising. The kitchen design is modern with plenty of storage for kitchen essentials and ample space for appliances.



On the first floor of the property the master bedroom has a large window and access to the ensuite. The ensuite consists of a WC hand wash basin and shower. Bedroom 2 is another double bedroom with large window and bedroom 3 is a single room.

The family bathroom is also located on this floor and consists of a WC, hand wash basin and bath.

To the rear of the property the garden has been landscaped into 2 areas. There is a large patio area perfect for al fresco dining and summer BBQs and there is also a large grass area perfect for children or pets to play on. There is a side access gate which takes you to the driveway.

AGENTS NOTES Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. These particulars do not constitute part or all of an offer or contract and Smart Estate agent has not verified the legal title of the property and the buyers must obtain



verification from their solicitor. We have not tested any fixtures, fittings, equipment and it is the buyers interests to check the functionality of any appliances.

OTHER INFORMATION There is an estate management charge like most new developments and this costs XXX per annum.







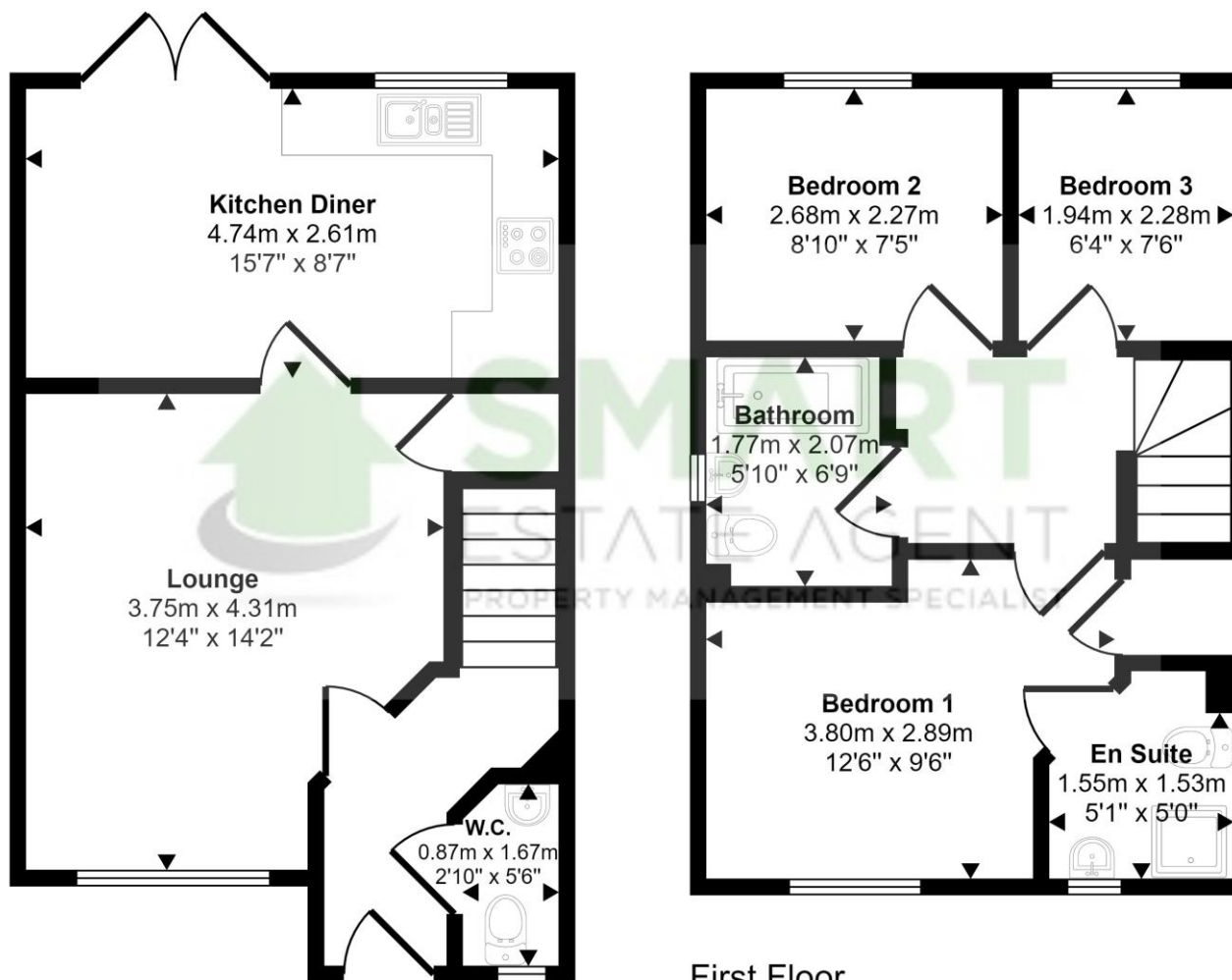
Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

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		

Approx Gross Internal Area
70 sq m / 751 sq ft



Ground Floor
Approx 36 sq m / 384 sq ft

First Floor
Approx 34 sq m / 367 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.

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