



Connells

Farm Hill  
Exeter



### Property Description

***A 3 bedroom TERRACED HOUSE located in the EXWICK area of Exeter with easy access to Exeter St Davids, University and city centre. The home has been upgraded within the past year with new insulation and a new energy efficient heating system and is ready to move into, perfect for a first time buyer or investor. Outside there is a landscaped low maintenance garden and a DOUBLE CARPORT. NO CHAIN. The accommodation comprises:- Entrance hallway, lounge, kitchen, first floor landing, 3 bedrooms and bathroom/WC.***



## Entrance Hall

Double glazed door to front, electric heater, under stairs storage.

## Living Room

Double glazed sliding patio doors to rear, electric heater, dado rail.

## Kitchen

Double glazed front aspect window, wall and base units, work surfaces, stainless steel sink unit, space for fridge freezer, plumbing for washing machine, electric cooker point, extractor over.

## Landing

Double glazed front aspect window, loft access, airing cupboard.

## Bedroom 1

Double glazed rear aspect window, electric heater.

## Bedroom 2

Double glazed rear aspect window, electric heater,

## Bedroom 3

Double glazed rear aspect window, electric heater.

## Bathroom

Double glazed obscured front aspect window, bath with electric shower over, low level toilet, wash hand basin, extractor fan, heated towel rail.

## Front Garden

Shrubbery area.

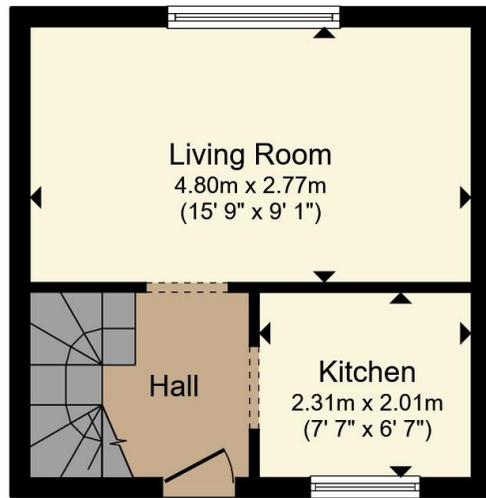
## Rear Garden

Patio area, lawn, shed, enclosed by fencing and walls.

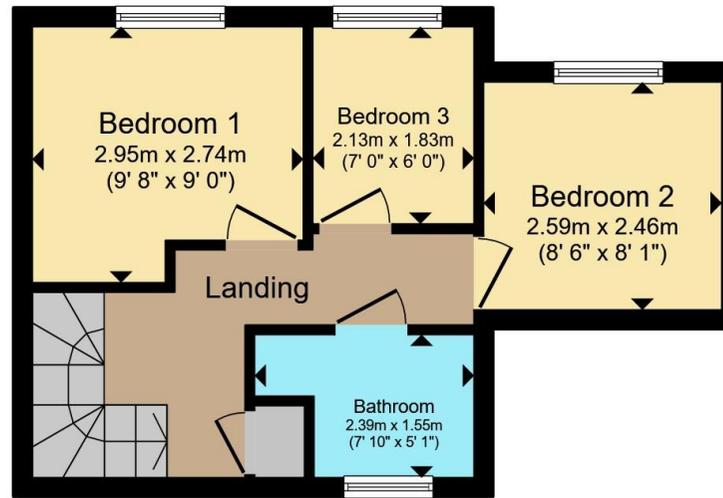
## Parking

Double car port.





**Ground Floor**



**First Floor**

Total floor area 53.4 m<sup>2</sup> (575 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: E Council Tax  
Band: B

**view this property online [connells.co.uk/Property/EXR317579](http://connells.co.uk/Property/EXR317579)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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