



**Connells**

Hill Crest  
Exminster Exeter



## Property Description

**GUIDE PRICE £300,000 - £325,000**

*Situated in the desirable village of Exminster, this well-presented three-bedroom terraced home offers generous and versatile living accommodation, making it an ideal choice for families or those seeking a well-connected village lifestyle.*

*The ground floor is centred around a bright and spacious open-plan living and dining area, creating a fantastic sociable space for both everyday living and entertaining. This flows seamlessly from the modern fitted kitchen and benefits from doors opening directly onto the rear garden, allowing for an abundance of natural light and easy access to outdoor space. Also located on the ground floor is a family bathroom, along with the added convenience of a separate cloakroom W.C. Stairs rise from the living area to the first floor. Upstairs, the property comprises three spacious bedrooms.*

*Externally, the property continues to impress. To the front, there is private off-road parking. To the rear, a standout feature of the home is the exceptionally large garden, thoughtfully landscaped across three levels, offering a variety of spaces ideal for relaxing, entertaining, and family enjoyment.*

*This fantastic home combines space, practicality, and outdoor appeal in a highly regarded village setting within easy reach of Exeter.*

## Agents Notes

There is a Section 157 restriction which requires prospective buyers to have lived or worked in Devon for 3 years. Please contact the Branch for further details.

There is an easement on the title, please enquire with the Branch.

## Utility Room/ Front Porch

Double glazed front and side aspect window and front door, space for tumble dryer.

## Kitchen

Double glazed front and side aspect window, under floor heating, base units, work surfaces, gas triple oven and 6 ring gas hob with extractor over, sink and drainer, space for washing machine and dish washer.

## Living Room

Double glazed rear aspect window and doors, recessed shelving either side of fireplace (fireplace not in use).

## Dining Room

Open arch from kitchen and living room. Corner storage cupboard.

## Downstairs Bathroom

Double glazed front aspect window, bath with electric shower over, wash hand basin with storage below, storage cupboard.

## Downstairs WC

Double glazed front aspect window, low level toilet, wash hand basin.

## Landing

With doors to all upstairs rooms.

## Bedroom 1

Double glazed rear aspect window, recess for wardrobe, wall mounted radiator.

## En Suite

Corner shower, low level toilet, wash hand basin, heated towel rail.

## Bedroom 2

Double glazed front aspect window, wall mounted radiator.

## Bedroom 3

Double glazed front aspect window, wall mounted radiator.

## Outside

Large lawn, steps to mid tier with grass and patio and great countryside views.

One parking space to the front of the property.









Total floor area 87.1 m<sup>2</sup> (937 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)



To view this property please contact Connells on

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EPC Rating: Awaited  
 Council Tax Band: B

Tenure: Freehold

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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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