



stags.co.uk

01392 255202 | exeter@stags.co.uk

101 Farm Hill
Exeter, EX4 2LJ

A fantastic investment opportunity available with no onward chain; 2 bedroom house with parking and views

Exeter City Centre 1.5 miles M5 (Via A30) 5 miles

• Large reception room • Kitchen • 2 Bedrooms • Bathroom • Rear garden •
Off road parking • No onward chain • Successful buy-to-let • Far reaching
views •

Guide price £145,000

Cornwall | Devon | Somerset | Dorset | London

SITUATION

Exwick is situated on the western outskirts of Exeter, approximately 1.5 miles from the city centre, with nearby local amenities including shops, pubs, primary school (Ofsted: Outstanding) and health centre, whilst benefitting from easy access to a regular bus route to both the city centre and St David's Railway Station. The cathedral and university city of Exeter affords a fantastic range of amenities, including sporting and leisure facilities and a wealth of excellent shopping and dining.

The M5 is easily accessible and provides links to the A30 and A38 trunk roads. There are two mainline railway stations on the Paddington and Waterloo lines and an international airport with daily flights to London.

DESCRIPTION

No. 101 Farm Hill occupies an elevated position and enjoys superb views across

Exeter and the surrounding countryside. The accommodation is arranged over two floors and is particularly light. There is an off road parking space and a large rear garden.

It is worth noting there are a number of steps leading to the property.

ACCOMMODATION

Approached under a covered porch, the front door opens to an entrance porch with door leading to the open plan ground floor accommodation providing adequate space for day-to-day living; the large reception room enjoys the far reaching views with steps leading to the kitchen and a glazed door opening to the rear garden allowing plenty of light to flow through. The kitchen comprises a range of units, electric cooker, stainless steel sink and space for appliances.

On the first floor the split level landing includes access to the large, boarded loft space and the airing cupboard housing the



hot water tank. There are two bedrooms; the principal bedroom overlooks the rear aspect and the second bedroom enjoys the far reaching elevated views across Exeter and the countryside beyond. The family bathroom is fitted with a white three piece suite with shower over the bath.

OUTSIDE

The property is approached via steps from Farm Hill and the off road parking space.

To the rear of the property is an enclosed garden. The garden provides separate tiers, offering a pleasant patio area and planted borders. Over recent years a further area of garden has been purchased and offers space for planting and/or a kitchen garden.

INVESTMENT OPPORTUNITY

Stags Lettings department suggest a rental figure of £675 per calendar month, providing a gross yield of 5.59%. For knowledgeable advice on buy-to-let investments please contact either Polly Lethbridge or Julia

Richardson in our Lettings Department on 01392 671598.

SERVICES

Mains water. Mains electricity. Mains drainage. Electric storage heaters.

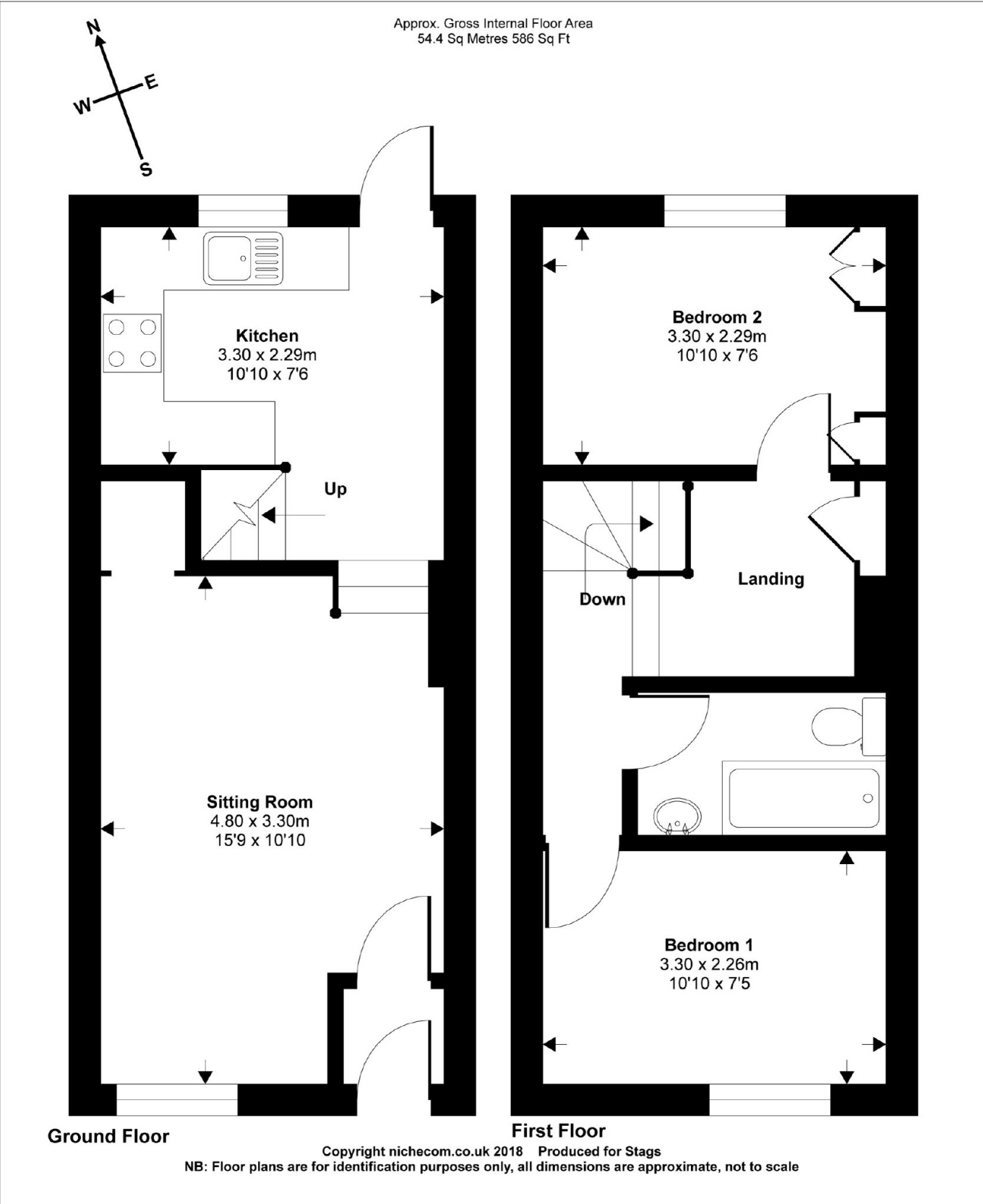
AGENTS NOTE

The selling agents give notice under the Estate Agency Act that the vendor of this property is connected to Stags.

DIRECTIONS

From Exeter city centre, proceed across Exe Bridges roundabout taking the third exit into Okehampton Street. At the end of this road, turn right at the traffic lights into Exwick Road and continue, passing Station Road on the right, and take the first exit at the roundabout into Kinnerton Way. Take the first right onto Farm Hill and after a third of mile the parking space will be found on the right, identified by a Stags for sale board. The steps on the right lead up to the property.





21/22 Southernhay West, Exeter, Devon, EX1 1PR
Tel: 01392 255202
Email: exeter@stags.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	71	75
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	