



£265,000 Guide Price

Holly Lane, EX5 7FY

Terraced House | 3 Bedrooms | 3 Bathrooms

Landline:- 01392 469333



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Step Inside

Key Features

- End Terrace
- Three Bedrooms
- Ground Floor Cloakroom
- Kitchen/Diner
- Living Room
- Master Bedroom With en-suite
- Garage With Driveway
- Low Maintenance Enclosed Garden
- District Heating
- Council Tax Banding C
- Freehold
- Close to shops, schools and Amenities
- Close To The Train Station

Property Description

A fabulous modern, end of terrace family home with three bedrooms, a low maintenance enclosed garden and parking in a quiet position in the new town of Cranbrook with excellent road and rail links to the city of Exeter.

Main Particulars

A paved path leads to the entrance, the front garden has wrought-iron railings and areas of lawn and hardy shrubs leading.....

Entrance Hall

The entrance hall has wooden effect flooring, a radiator, smoke alarm and fuse box.

Downstairs Cloak Room

A convenient ground-floor cloakroom which has a matching suite consisting of a low level toilet, free standing corner basin with taps and tiled splash back, radiator and UPVC window to front aspect.

Carpeted staircase rising to the first floor.....

Living Room

A spacious living room which has wooden effect flooring throughout and is filled with light from a wide UPVC window to the front aspect. Under stairs cupboard providing storage, radiator, TV point, aerial point and door leading to the kitchen.

Kitchen/Diner

The kitchen has a tiled floor, plenty of light from a UPVC window and French doors to the rear garden.

A range of base cupboards, drawers and matching wall units, plumbing for a washing machine and dishwasher, floor space for an upright fridge/freezer, a fan-oven with a ceramic hob and stainless-steel extraction hood, grey glass splash back, one and a half-bowl stainless-steel sink with a mixer tap and radiator.

The heat exchanger, for the community heating and hot water is hidden within a matching wall cabinet and there is plenty of room for a dining table and seating, French doors leading to the garden.

First floor landing:

Comprises of an airing cupboard with slatted shelving for linen, a hatch in the landing ceiling provides access to the loft space which has a drop-down ladder for convenience, smoke alarm.

Main Bathroom white suite comprising of a bath with glass shower screen above, an electric shower, a pedestal basin, WC and a chrome heated towel radiator, UPVC window to side aspect, tiled effect vinyl flooring.

Bedroom One A good-sized double with carpet underfoot, UPVC window to the front aspect, radiator, TV Ariel. En-suite shower room containing a shower matching tiling above the shower and basin. a pedestal wash basin and WC, radiator, vinyl flooring and window to the front aspect.

Bedroom Two UPVC Window to the rear aspect, radiator

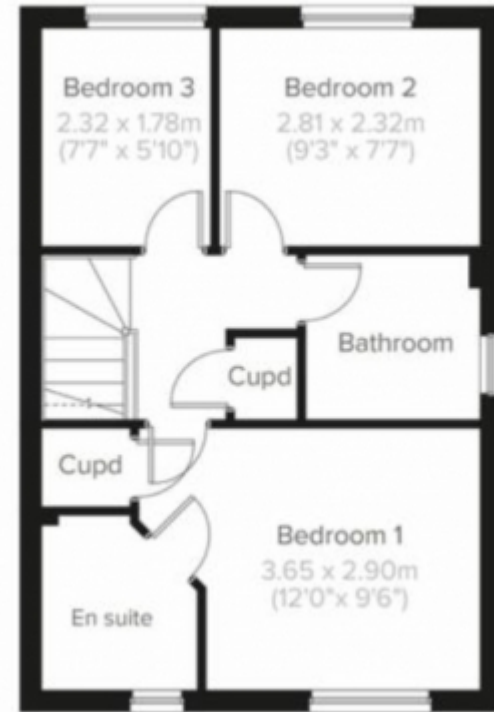
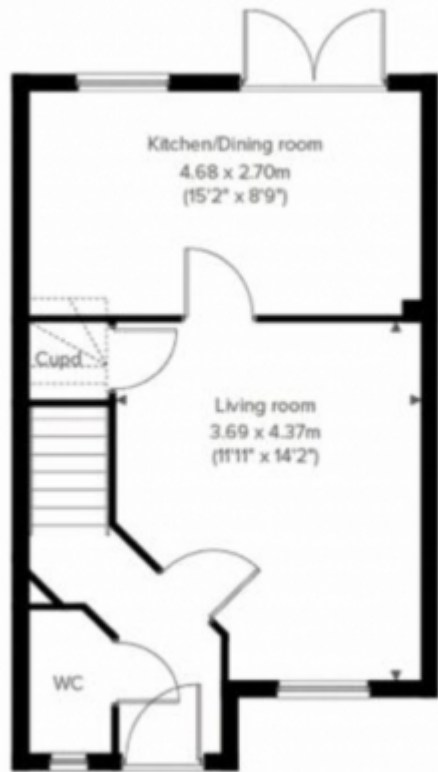
Bedroom Three UPVC Window to the rear aspect, radiator

Rear Garden Low maintenance and fully enclosed making it safe for both children and pets. A terrace of timber decking and an artificial lawn making a fabulous outside space for entertaining guests. There are timber-edged planters of various shrubs. Gate to the side which leads to the driveway and garage situated underneath the coach house with an up and over garage door

Council Tax C

Tenure: Freehold





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Registered Office: , 17A Main Road, Pinhoe, Exeter EX4 9EY

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		

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