



£275,000

Myrtlebury Way, Exeter

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

Landline:- 01392 469333



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Step Inside

Key Features

- Semi Detached
- Three Bedrooms (One With En Suite)
- Spacious Living Room
- Modern Kitchen / Dining Room
- Convenient Downstairs WC
- Two Parking Spaces
- NHBC Warranty
- Well Presented Throughout
- Popular Hill Barton Estate
- Easy Access To M5, A30 & Exeter City Centre,

Property Description

A well presented three bedroom semi detached home with two parking spaces located on the popular development of Hill Barton Vale and is conveniently situated for access to major road networks, local schools and amenities, the MET office and Sowton Industrial Estate.

Main Particulars

Whether you are looking for your first property, an investment or even downsizing, then you don't need to look any further. Early internal viewing is highly recommended

This modern three bedroom home on the popular development at Hill Barton Vale and is well presented throughout with stylish decor and ready to move into condition, with community central heating and double glazing.

Light and spacious throughout, this lovely home offers an entrance hall, leading into a welcoming living room making this a great space for relaxation or entertaining. The modern kitchen / diner offers both functionality and style and is filled with lots of naturally flowing light from the French doors that lead out to the rear garden. There is also a convenient downstairs W.C. cloakroom and understairs storage.

The upstairs features three comfortable bedrooms, two doubles and a single with the master bedroom boasting an en-suite shower room, providing privacy and convenience and a modern family bathroom.

Outside, the garden is fully enclosed, making this a safe space for children and pets. With a grass lawn area and patio terrace, making this a great space for entertaining, be it alfresco dining or a family barbecue. A side gate provides access to two parking spaces (in a tandem style), at the rear of the property and also access to the front of the property, handy for those recycling collection days.

Services - Mains electricity, mains water and mains drainage. Heating and hot water supplied by district heating.

OTHER INFORMATION There is an estate management charge like most new developments and this costs £148.24 per annum.

Situation - Located on the popular modern development of Hill Barton Vale near the Met Office on the eastern fringes of the city centre, providing excellent transport links to the M5 and A30, local schools, the Met Office, Sowton Industrial Estate, retail outlets, local amenities, supermarkets and Exeter's Business Park.

Council Tax Band: C

Tenure: Freehold

Access

Off the public footpath, there is a pathway to the front door with storm porch and courtesy light. Small shrubbed area to the right of the path and gravel chippings to the left. To the right of the property, is the vehicular access to the two car parking spaces to the rear of the property.

Entrance Hall

Matching wood effect flooring. Stairs leading to the first floor. Wall mounted radiator. Doors to...

Cloakroom

Modern matching white suite with corner pedestal wash basin with tiled splashback and low level W.C. Wall mounted radiator. Matching wood effect flooring. uPVC obscure glazed window to the front aspect.

Living Room

Matching wood effect flooring. Wall mounted radiator. Understairs storage cupboard. uPVC window to front aspect. Door into...

Kitchen/Diner

Modern fitted kitchen with range of eye level, base and drawer units. Concealed E-On District Heating boiler. Integrated electric oven and four ring hob with extractor fan over. Stainless steel sink and single drainer. Space (and plumbing) for washing machine and upright fridge/freezer. Wall mounted radiator. Vinyl flooring. uPVC window and uPVC French doors with outlook and access to rear garden. Plenty of space for a family dining room table.

Master Bedroom

Great sized double bedroom. Matching light coloured carpet. Wall mounted radiator. Built in storage cupboard over the stairs bulkhead. uPVC window to front aspect. Door into...

En-suite

Matching modern white suite consisting of corner shower cubicle, fully tiled and mains shower. Low level W.C., pedestal wash basin with tiled splashback. Wall mounted radiator. Wood effect flooring. uPVC obscure glazed window to front aspect.

Bedroom 2

Good sized double bedroom. Matching light coloured carpet. Wall mounted radiator. uPVC window to rear aspect.

Bedroom 3

Single bedroom with matching light coloured carpet. Wall mounted radiator. uPVC window to rear aspect.

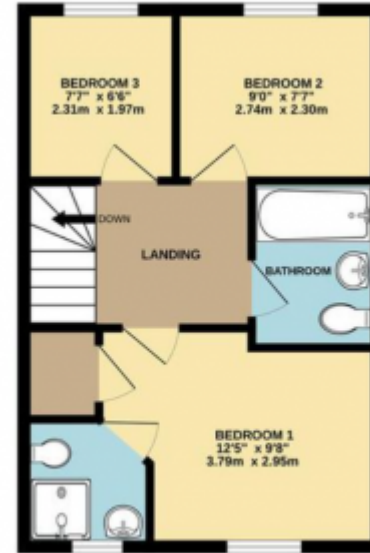
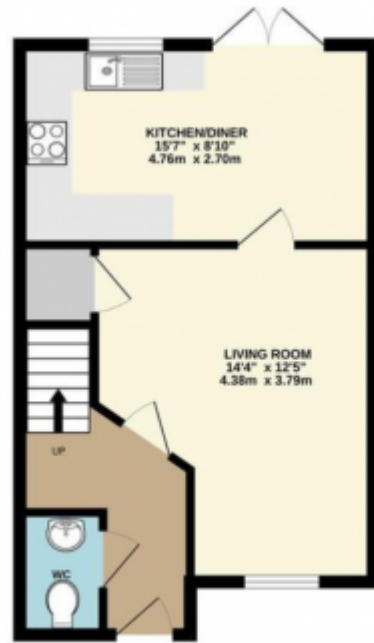
Bathroom

Modern matching white suite with panelled bath and mains shower over, fully tiled enclosure and glass shower screen. Pedestal wash basin with tiled splashback and low level W.C.. Wall mounted radiator. Wood effect flooring. uPVC obscure glazed window to side aspect.

Rear Garden

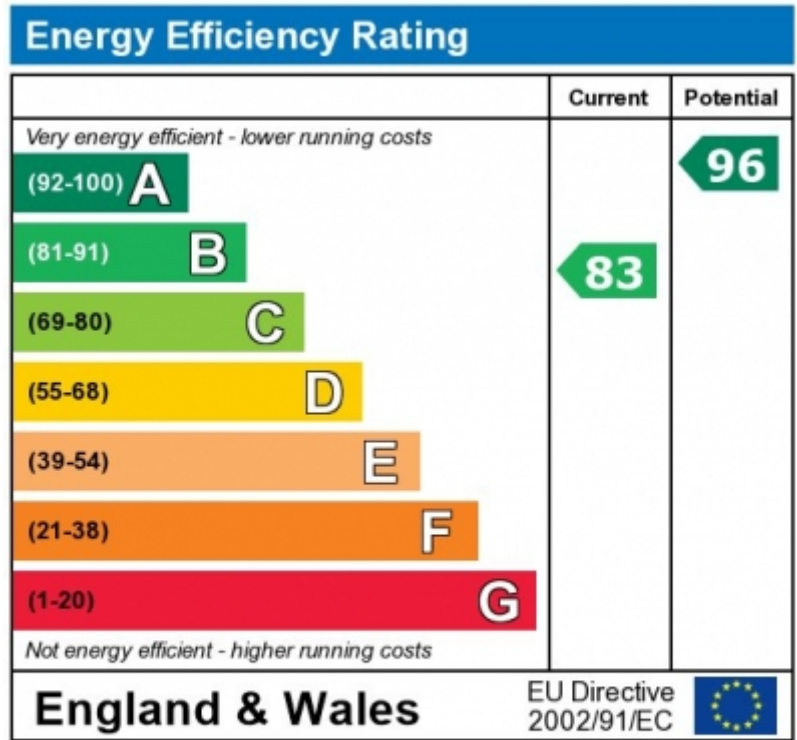
Fully enclosed with timber fencing. Predominantly laid to grass lawn with two patio areas. Timber garden shed. Side gate to access two parking spaces at the rear and also access to the front of the property.





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



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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