



£290,000

Myrtlebury Way, Exeter

End of Terrace | 3 Bedrooms | 2 Bathrooms

Landline:- 01392 469333



www.rightathomeexeter.com



Step Inside

Key Features

- Modern End Terrace Home
- 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

* MODERN END TERRACE HOME * THREE BEDROOMS * MODERN KITCHEN / DINER * BRIGHT & SPACIOUS LIVING ROOM * MASTER BEDROOM WITH EN-SUITE * TWO OFF ROAD PARKING SPACES * WELL PRESENTED THROUGHOUT * COMPLETE UPPER CHAIN * POPULAR HILL BARTON DEVELOPMENT *

Main Particulars

A well presented three bedroom end terraced 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. The home is within a vibrant community and is perfect for first-time buyers, young families or an investment property. Early internal viewing is highly recommended

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. The modern family bathroom serves the other two bedrooms, making those morning routines hassle free.

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

This modern home is in a ready to move into condition, with double glazing and supplied with heating & hot water on Eon's district community heating system, so all electric.

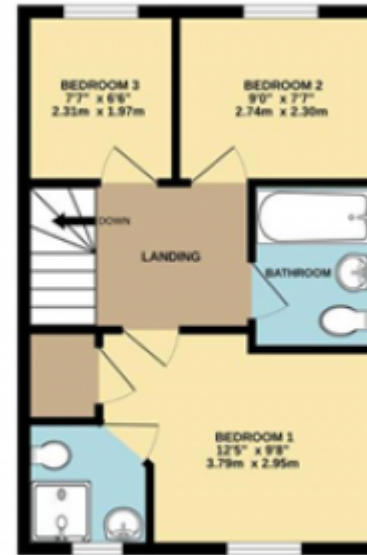
OTHER INFORMATION There is an estate management charge like most new developments and this costs £148.24 per annum.

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

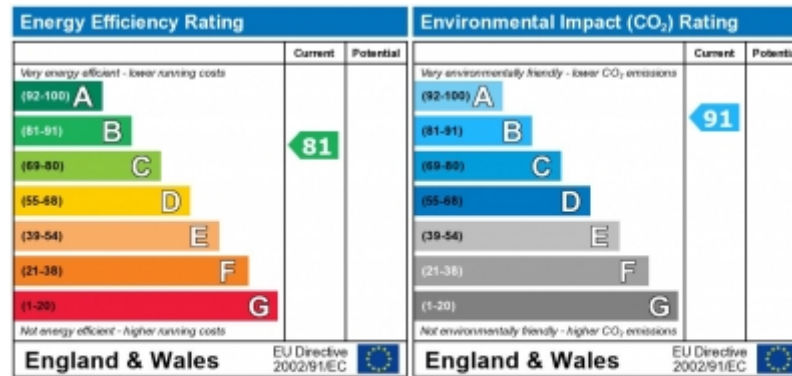
Tenure: Freehold





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 efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂)

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