



£290,000

Melrose Avenue, Exeter

End of Terrace | 3 Bedrooms | 2 Bathrooms

Landline:- 01392 469333



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# Step Inside

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## Key Features

- End Terrace Home
- Complete Upper Chain
- Three Bedrooms (Master with Ensuite)
- Spacious Living Room
- Modern Kitchen / Dining Room
- Convenient Downstairs WC
- Two Parking Spaces
- NHBC Warranty
- 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. Complete upper chain.

## 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 neutral 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 large garden is fully enclosed, making this a safe space for children and pets. Mainly laid to grass with a raised 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) to the side 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 Persimmon 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

Management Company - Annual Charge - £148.24

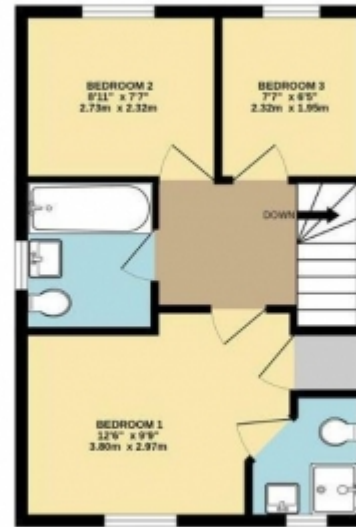




GROUND FLOOR

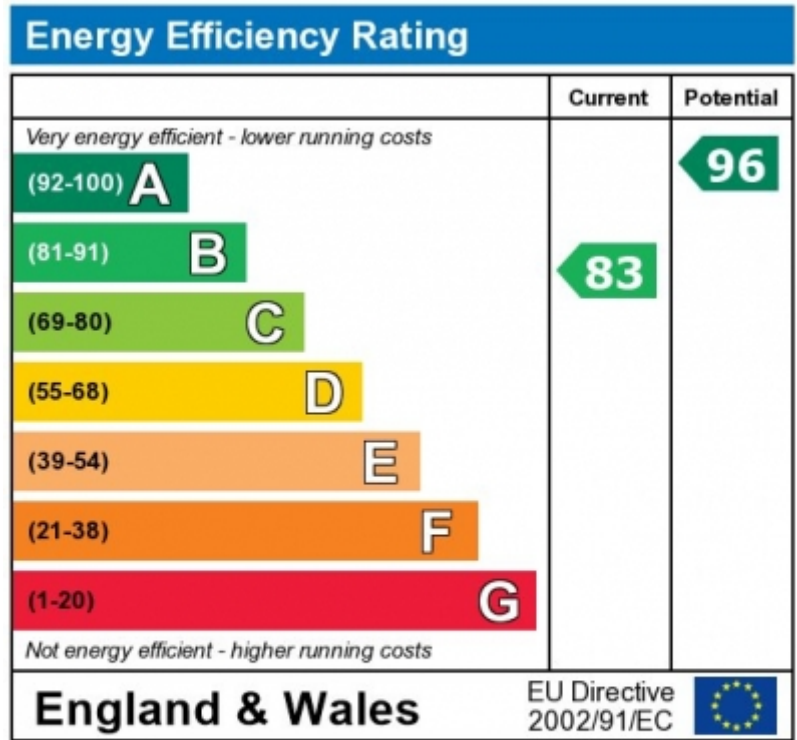


1ST FLOOR



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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