

# HUNTERS®

HERE TO GET *you* THERE



## Hillyfield Road

Exeter, EX1 3ND

Asking Price £160,000



Council Tax: A



# 30A Hillyfield Road

Exeter, EX1 3ND

Asking Price £160,000



## Communal areas

From the public footpath, you enter the main door of the building, you then proceed up one set of stairs and the front door for the property is on your left side, there is also a door for a storage cupboard that is owned by this property.

## Hallway

Doors to all rooms and two storage cupboards, one as you enter and one by the shower room.

## Kitchen

9'9" x 7'6" (2.98m x 2.30m)

Window to the front aspect, low and high level cupboards, roll top work surfaces, boiler, door to a larder cupboard. space and plumbing for a washing machine, space for a cooker and fridge freezer.

## WC

5'11" x 2'4" (1.82m x 0.73m)

Partially obscured window to the front aspect, low level WC.

## Shower Room

4'7" x 5'6" (1.41m x 1.69m)

Partially obscured window to the front aspect, walk in shower, hand basin and a heated towel rail.

## Bedroom two

10'7" x 10'10" (3.23m x 3.31m)

Window to the front aspect, radiator.

## Master bedroom

11'5" x 11'10" (3.49m x 3.61m)

Large window to the rear aspect, radiator

## Lounge

16'6" x 11'4" (5.04m x 3.46m)

Door to the balcony, large window to the rear aspect, radiator.

## Balcony

Views to the rear aspect.

## Outside

The property benefits from a private garden with storage shed that is fully fenced, there is also a further brick built storage shed, both of these can be accessed from the rear doors of the main property.

## Material Information - Exeter S

Tenure Type; Lease hold

Leasehold Years remaining on lease; 113

Leasehold Annual Service Charge Amount £672.00

Leasehold Ground Rent Amount £10.00

Council Tax Banding; A

- Easy access to transport
- Nearby schools
- Local amenities
- Local parks
- Spacious reception room
- Large windows
- Garden view
- Built-in kitchen pantries
- Private garden
- Energy-efficient EPC rating C

I am delighted to present this exquisite flat for sale, ideally situated with easy access to public transport links, nearby schools, local amenities, and picturesque parks. This dwelling is in good condition and is within council tax band A, making it an excellent choice for first-time buyers, investors, and families alike.

Boasting a well-structured layout, the property features one spacious reception room brimming with natural light from the large windows and offering a serene garden view. The reception room is perfect for entertaining guests or enjoying a peaceful evening.

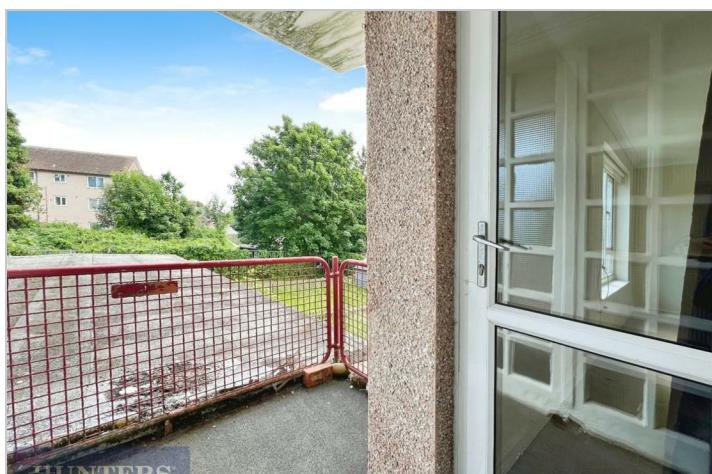
The flat comprises two bedrooms; the master bedroom is a tranquil sanctuary, demonstrating the thoughtful design that has gone into the property, while the second bedroom is a generous double room offering ample space for comfort.

The kitchen is a standout feature with built-in pantries, providing plenty of storage for your culinary needs. The property further benefits from a bathroom equipped with a heated towel rail, offering a touch of luxury to everyday routines.

Furthermore, the flat comes with the unique feature of a garden, offering a private outdoor space to unwind and enjoy the outdoors in the comfort of your home.

With an EPC rating of C, this property is energy-efficient and environmentally friendly, reducing your carbon footprint and energy bills.

In summary, this is a fantastic opportunity to acquire a flat that combines comfort, convenience, and character in one of the most desirable locations. We recommend arranging a viewing at your earliest convenience to truly appreciate what this property offers.



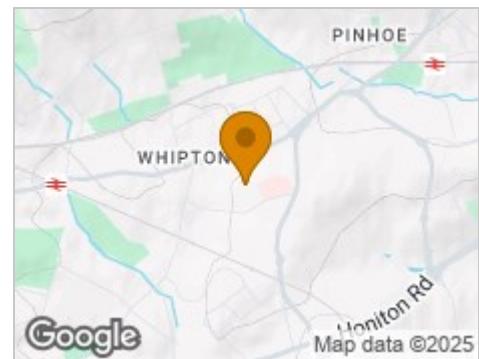
## Road Map



## Hybrid Map



## Terrain Map



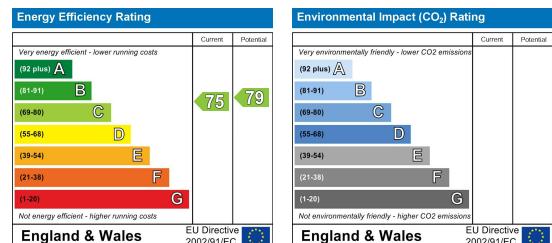
## Floor Plan



## Viewing

Please contact our Hunters Exeter Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.