

HUNTERS®

HERE TO GET *you* THERE



Lily Mount

Exeter, EX4 2PL

Offers Over £220,000



Council Tax: B



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Hallway

Door to the sitting room/ Dining room, door to a storage cupboard.

Kitchen

7'6" x 9'5" (2.31m x 2.89m)

Window to the front aspect, high and low level cupboards, rolltop work surfaces, single bowl sink and drainer, built in gas hob, over head extractor and oven, space and plumbing for a washing machine, space for a fridge freezer.

Sitting room/ dining room

12'4" x 17'9" (3.76m x 5.43m)

Stairs to the first floor, sliding doors to the conservatory, radiator.

Conservatory/ Dining room

12'0" x 8'2" (3.68m x 2.51m)

Patio doors giving access to the rear garden, space for a dining table.

Landing

Doors to both bedrooms and the family bathroom, access to the roof space.

Bedroom two

6'11" x 12'3" (2.12m x 3.75m)

Window to the front aspect, radiator, door to the over stairs storage cupboard.

Master bedroom

12'3" x 9'0" (3.75m x 2.75m)

Window to the rear aspect, radiator.

Family bathroom

4'6" x 9'4" (1.38m x 2.86m)

Modern, sleek upgraded bathroom, oval hand basin and vanity unit, bath with hand shower and rainforest shower, low level WC

Outside

To the front of the property is allocated parking, there are a couple of sets of steps that lead from the main Thorofare to the front door of the property, the front garden is mainly laid to grass with mature shrubs and mature tree.

To the rear of the property is a fully enclosed garden which is set on several levels, there is a decked patio which leads down to a further seating area which is laid to stone chippings, there are also steps that take you to the very rear of the garden and final level.

- * Reduced * Chain free, motivated vendors
- Modernized and extended design
- Spacious master bedroom
- Rainforest shower in bathroom
- Natural light-filled kitchen
- Open-plan reception rooms
- Beautifully maintained garden
- Ample parking facilities
- Near public transport links
- Enclosed rear garden

* Chain free, motivated vendors ** Reduced * We are delighted to present this immaculate terraced house which is currently listed for sale. This property is nestled in a quiet location, cul de sac, offering an ideal setting for first-time buyers, investors, and families alike. The property has been modernized and extended, boasting an impressive two bedrooms, one bathroom, two well-appointed reception rooms, and a kitchen.

The bedrooms are spacious, with the master bedroom and a further double room offering plenty of space and comfort. The bathroom is well-appointed with built-in storage, a heated towel rail, and a rainforest shower that echoes the modern design throughout the property.

The property's kitchen, filled with natural light, serves as the heart of the home, while the two reception rooms are open-plan with large windows, providing a garden view and direct access to a beautifully maintained garden. This outdoor space is perfect for relaxation and social gatherings alike.

Among the unique features are ample parking facilities and an inviting outdoor garden, enhancing this property's appeal. The house exhibits an EPC rating of B and falls under the D council tax band.

The property's location is a real asset. It is conveniently situated near public transport links, local amenities, green spaces, and offers various walking and cycling routes close by. This property represents a fantastic opportunity to acquire a home in a sought-after location, combining modern living with the advantage of vicinity to nature. This residence is ready to welcome its new homeowners to start their new chapter of creating memories.



Road Map



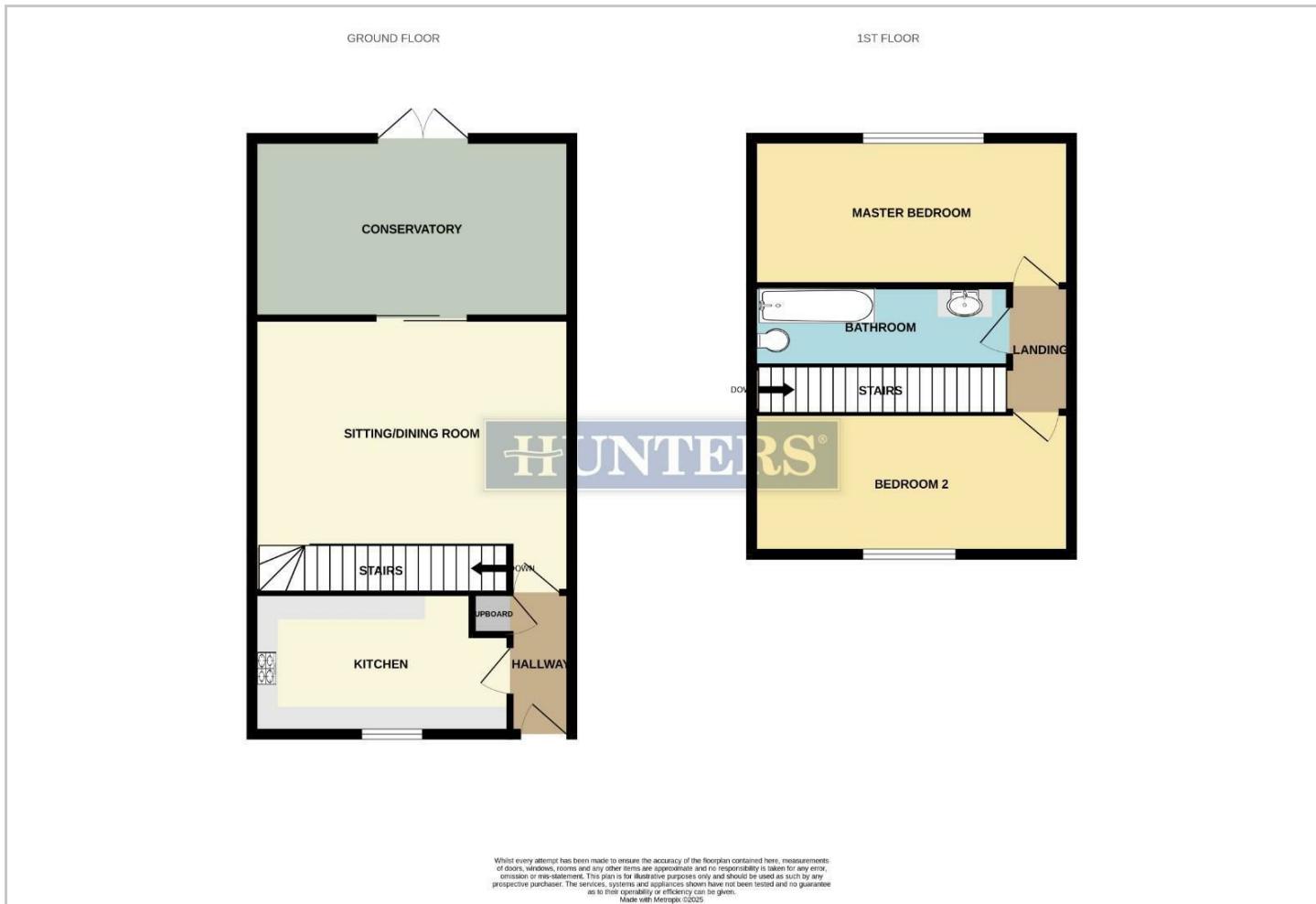
Hybrid Map



Terrain Map



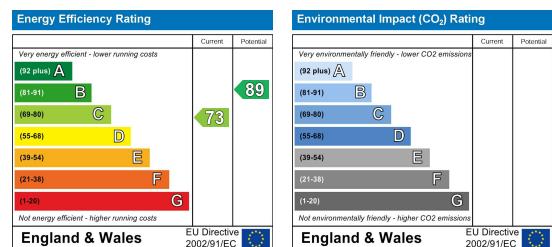
Floor Plan



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.