



5, Hillcrest Park



# 5, Hillcrest Park

Pennsylvania, Exeter, EX4 4SH

John Lewis (1.2 Miles), Exeter University (0.3 Miles)

A well-presented three-bedroom semi-detached property occupying an elevated position with beautiful views over Exeter and featuring a large southwest-facing garden.

- Fantastic large garden
- Lovely views to the South West over the city
- Garage
- Open-plan feel
- EPC: D(58)
- Driveway parking
- Beautifully presented
- Three bedrooms
- Freehold
- Council tax band: D

Guide Price £635,000

## SITUATION

Hillcrest Park occupies an elevated position in Pennsylvania, Exeter, bordering Belvedere Park which is one of Exeter's many green spaces; while much of it is privately owned, the Belvedere Meadows Local Nature Reserve is open to the public, and the private roads are accessible to walkers. Exeter city centre is approximately one mile away and offers a wide range of amenities, including sporting and leisure facilities, excellent dining, shopping, a museum, a theatre, and various recreational opportunities. Exeter is well-connected, with two mainline railway stations offering services to Paddington and Waterloo, as well as an international airport.

## DESCRIPTION

This beautifully presented three-bedroom semi-detached property offers an abundance of charm and is immaculately maintained throughout. With a southwest-facing garden, a garage, off-road parking, and spacious living areas, the property is perfect for those seeking both comfort and practicality. The garden itself is a real highlight, featuring a large decking area, ideal for alfresco dining, and is complemented by planting areas and mature shrubs.



## ACCOMMODATION

Accessing the property via the wooden front door, you are welcomed into the entrance hallway, which features beautifully stripped-back wooden floorboards. The family bathroom is adjacent and is fitted with a modern suite. The kitchen is situated at the front of the property and boasts a range of kitchen units, solid wood worktops, and a breakfast bar. The kitchen opens into the dining room, located at the rear, which benefits from a sliding patio door opening onto the rear decking. The dining and sitting rooms have been opened up to create a wonderful flow and an open-plan feel. The sitting room also features the stripped wooden flooring and leads into the conservatory, a fantastic additional space that is flooded with natural light and offers views over the rear garden and Exeter beyond.

## OUTSIDE

The rear garden is a standout feature of the property, enjoying a southwest-facing aspect and featuring a large decking area at the top which is ideal for outdoor dining and entertaining. The remainder of the garden is laid to lawn, complemented by well-planted borders and mature shrubs that create a peaceful and private setting. To the front, there is a driveway providing off-road parking, along with an additional garden area. The garage is fitted with light and power, and has a manual up-and-over door, offering convenient extra parking or valuable storage space.

## SERVICES

Current Council Tax: D

Utilities: Mains electric, water, telephone and broadband

Drainage: Mains

Heating: Gas central heating

Tenure: Freehold

EPC: D (58)

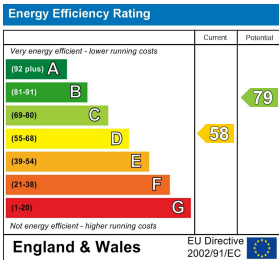
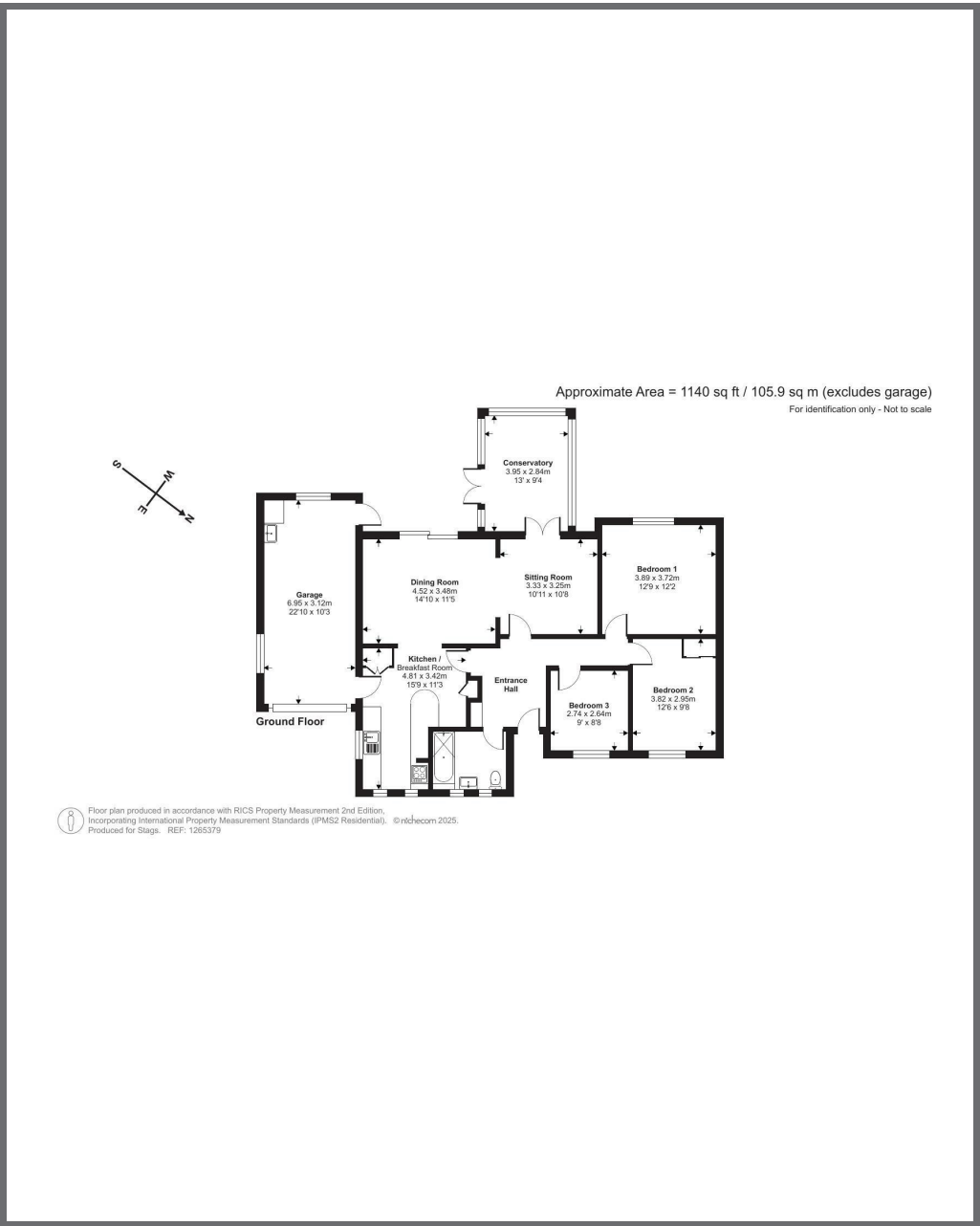
Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).

## DIRECTIONS

Head out of the city centre along Pennsylvania Road and continue up the hill. Towards the top, take the left hand turning into Oriel Drive, follow the road round and the turning for Hillcrest Park is on the right, with the house being along on the left hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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