



1 Vuefield Hill

1 Vuefield Hill, , Exeter, Devon, EX2 9NW



Exeter city centre 1.6 miles

An elevated 3 bedroom detached family home with a generous south-east facing garden and a private driveway.

- Elevated position with city views
- Detached family home
- 3 bedrooms
- Generous gardens
- Private driveway

Guide Price £350,000

SITUATION

Vuefield Hill is in an elevated position in the popular residential area of St Thomas. The local area provides an array of day-to-day facilities and frequent bus services to the city centre. The cathedral and university city of Exeter, situated on the River Exe, affords excellent facilities including a selection of theatre, cinema, museum, football and rugby clubs, leisure centres, private and state schooling, shopping and excellent dining. Exeter has two mainline railway stations on the London Paddington and Waterloo lines. To the east of the city is junction 29 of the M5 motorway which links to the A30 and A38 trunk roads.

DESCRIPTION

1 Vuefield Hill is bright 3 bedroom detached family home situated in an elevated position in St Thomas. The property is well presented throughout providing 3 bedrooms, sitting room, kitchen, dining room and family bathroom. To the front is a private driveway and a small garden, the rear of the property offers a generous south-east facing garden with lawn, decking and storage shed.

ACCOMMODATION

The entrance hall provides stairs to the first floor with storage beneath and finished with wood flooring. To the left is the sitting room which has a front aspect bay window with a feature multi-fuel burner and finished with wood flooring. The modern kitchen has a rear aspect with garden views, arranged with an array of matching base and wall units, timber worktop and a breakfast bar. The dining room is open to the kitchen with a rear aspect and door leading out to the

garden, finished with wood flooring.

The first floor landing has a side aspect with a storage cupboard. Bedroom 1 has a front aspect bay window with fitted cupboards and wood flooring. Bedroom 2 has a rear aspect with garden and city views. Bedroom 3 is a single room with a front aspect. The contemporary shower room is arranged with a wc, basin and corner shower.

OUTSIDE

To the front of the property is a small area of garden with a private driveway. Timber gates open to a generous store area to the right of the property. The south-east facing rear garden is a key selling feature of this family home providing a large area of lawn, decked patio area, storage shed, planted borders, enclosed with timber fencing.

SERVICES

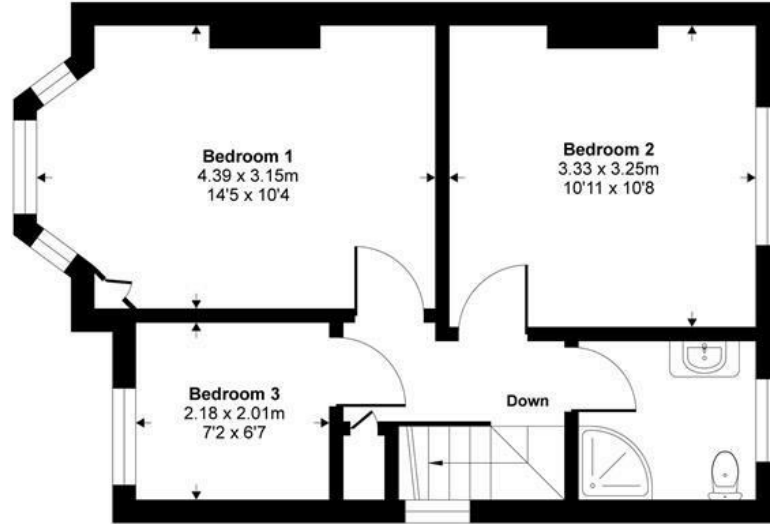
All mains connected. Gas central heating.

DIRECTIONS

From Exeter's Exe Bridges head along Cowick Street until you reach the crossroads. Turn left onto Cowick Lane and continue through St Thomas until the next turning right onto Broadway. Take the first left onto Cowick Hill and proceed up the hill and just before the end of Cowick Hill turn left onto Vuefield Hill where the property is located on the left.



Approximate Area = 824 sq ft / 77 sq m
For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2021. Produced for Stags. REF: 722174.

These particulars are a guide only and should not be relied upon for any purpose.

21/22 Southernhay West, Exeter, Devon, EX1 1PR



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B		82
(69-80) C	(55-68) D	64	
(50-68) E	(35-54) F		
(1-49) G			

Net energy efficient - higher savings costs

England & Wales EU Directive 2002/91/EC

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