



## Hele Road, Exeter, EX5 4QX

This rarely available Arts and Crafts style semi-detached home comes to the market in the popular Duchy town of Bradninch, with no onward chain. Having been beautifully updated and maintained over the years, the property nestles in a generous, mature plot within easy reach of the town's amenities and transport links to Exeter and the M5. The ground floor accommodation comprises a spacious hall, charming living room, kitchen/dining room with utility space and conservatory. Upstairs, three generous double bedrooms, a family bathroom and a quite lovely landing are to be found. Outside, the property really comes into its own, with its particularly generous, mature and well stocked front and rear gardens, providing a wonderful sanctuary for the keen gardeners. An early viewing of one of these rarely available homes is strongly advised.

**Asking Price £400,000**



**Situation and Amenities**

The house is located within a short walk of the Post Office Stores and Duchy primary school with frequent bus service to Exeter and Cullompton with its range of High Street Shops and Supermarkets. Cullompton also offers secondary schooling, two doctors surgeries, library and sports centre. The surrounding countryside offers a wealth of rural pursuits with the nearby Blackdown Hills being designated as an area of Outstanding Natural Beauty. The thriving Cathedral City of Exeter lies about 20 minutes to the south with its extensive High Street Shops, Princesshay Shopping Mall and many leisure pursuits. The comparatively central Mid Devon location places the spectacular National Parks of Dartmoor and Exmoor together with the north and south Devon coastlines all within a modest car journey.

Buying an investment? Please contact our lettings department on  
01884 33333



**Bullet Points**

- Beautiful Arts and Crafts style family home
- Well presented throughout
- Gas central heating and double glazing
- Spacious Living Room
- Kitchen/Dining Room
- Utility Space
- Lovely Conservatory
- Charming Hall
- Landing offering potential Study space
- Three double Bedrooms
- Excellent Bathroom
- Wonderful mature plot
- Elevated position enjoying views over countryside
- Beautiful gardens
- 8 miles Exeter, 21 miles Taunton
- Tiverton Parkway Railway Station 8 miles
- EPC rating "E"
- Council Tax Band "D"
- Freehold
- \*NO ONWARD CHAIN\*



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