



33 Holland Road

St Thomas, Exeter, EX2 9BX

An exciting opportunity to acquire this superbly appointed 2 bedroom semi-detached home which is bright and spacious and provides excellent modern family living accommodation. The heart of the home is the large open-plan lounge/diner/kitchen with 2 sets of patio doors opening out onto the sunny rear garden with glorious southerly aspect. The property has been built and designed to a high standard of specification with all the attractions of a newly built home. Low maintenance and energy efficient, this delightful property will appeal, in particular, to families, first time buyers or investment buyers looking for a good sized home with great transport links, seeking to live within easy walking distance of local shops and the community playing fields.

The centre of St Thomas is just a few minutes walk offering a wide range of shopping facilities, a doctor's surgery, excellent primary and secondary schools close by, local post office & railway station. The popular Cowick Barton playing fields and St Thomas Pleasure Park are both just a short walk away. A large out of town shopping complex can be found on the St Thomas side of Exe Bridge and this includes Boots, TK Maxx, Marks & Spencer Food Store, Next and the Riverside Leisure Centre. A Sainsbury's superstore and Marsh Barton Trading Estate are just a few minutes away by car and The Cowick Barton public house is within walking distance. There are good transport links to the M5 and the A30.

Strong interest anticipated and early viewings recommended

Guide Price £279,995

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- NO ONWARD CHAIN
 - Open Plan Lounge/Diner
 - Wet Room
- Entrance Hall
 - Modern Kitchen
 - Gas Central Heating & uPVC Double Glazing
- Cloakroom WC
 - 2 Double Bedrooms
 - Level South Facing Garden
- Good Transport Links to The M5 & Rail Networks

Entrance Hall

Cloakroom W/C

5'10" x 3'2" (1.79m x 0.99m)

Shower/Wet Room

7'3" x 5'10" (2.21m x 1.78m)

Outside

Lounge/Diner

18'11" x 16'8" into bay window (5.77m x 5.1m into bay window)

Kitchen

14'2" x 8'11" (4.32m x 2.74m)

Landing

Bedroom 1

14'6" into recess x 11'0" (4.43m into recess x 3.36m)

Bedroom 2

11'1" x 10'5" into wardrobe from bay window (3.39m x 3.20m)

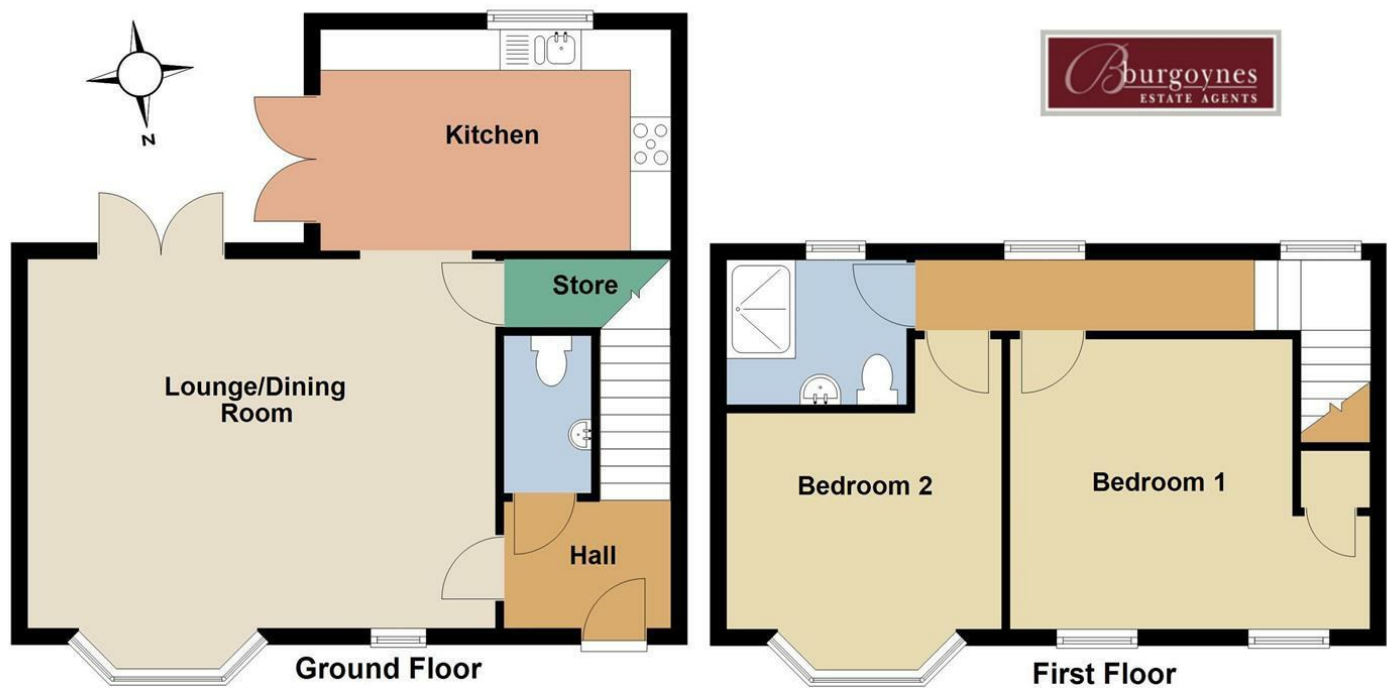


Directions





Floor Plan



Total area: approx. 84.6 sq. metres (910.7 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

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