

226 Farm Hill

Exwick, Exeter, EX4 2ND

A newly modernised and refurbished 3 bedroom mid-terrace house situated in an elevated position commanding impressive far reaching views across the city and distant countryside. The property comes with a sizeable rear garden, electric panel heaters, uPVC double glazing and a private parking space. The well appointed kitchen has been equipped with built-in fan assisted electric oven and grill, ceramic hob with extractor unit over, freestanding space for a tall fridge/freezer and below counter space and plumbing for an automatic washing machine.

A very appealing low maintenance home for first time buyers or those seeking a property for the rental market.

Strong interest anticipated and early viewings recommended.

Guide Price £220,000

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- NO ONWARD CHAIN
- Kitchen
- uPVC Double Glazing
- Private Parking Space
- Reception Hall
- 3 Bedrooms
- Electric Panel Heaters
- Lounge/Diner
- Bathroom
- Sizeable Rear Garden

Reception/Entrance Hall
10'7" x 6'6" (3.23m x 2.00m)

Garden
Private Parking Space

Lounge
15'11" x 9'1" (4.86m x 2.77m)

Kitchen
8'7" x 8'1" (2.62m x 2.47m)

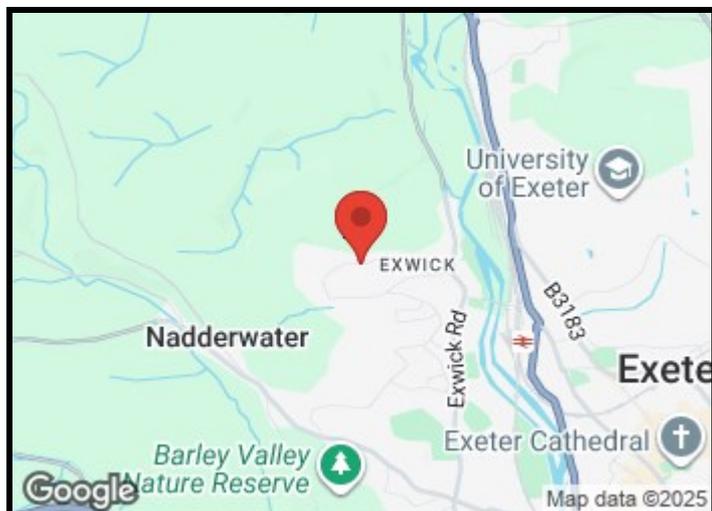
Landing

Bedroom 1
9'8" x 8'11" (2.96m x 2.74m)

Bedroom 2
8'6" x 8'1" (2.61m x 2.48m)

Bedroom 3
7'8" x 6'0" (2.34m x 1.83m)

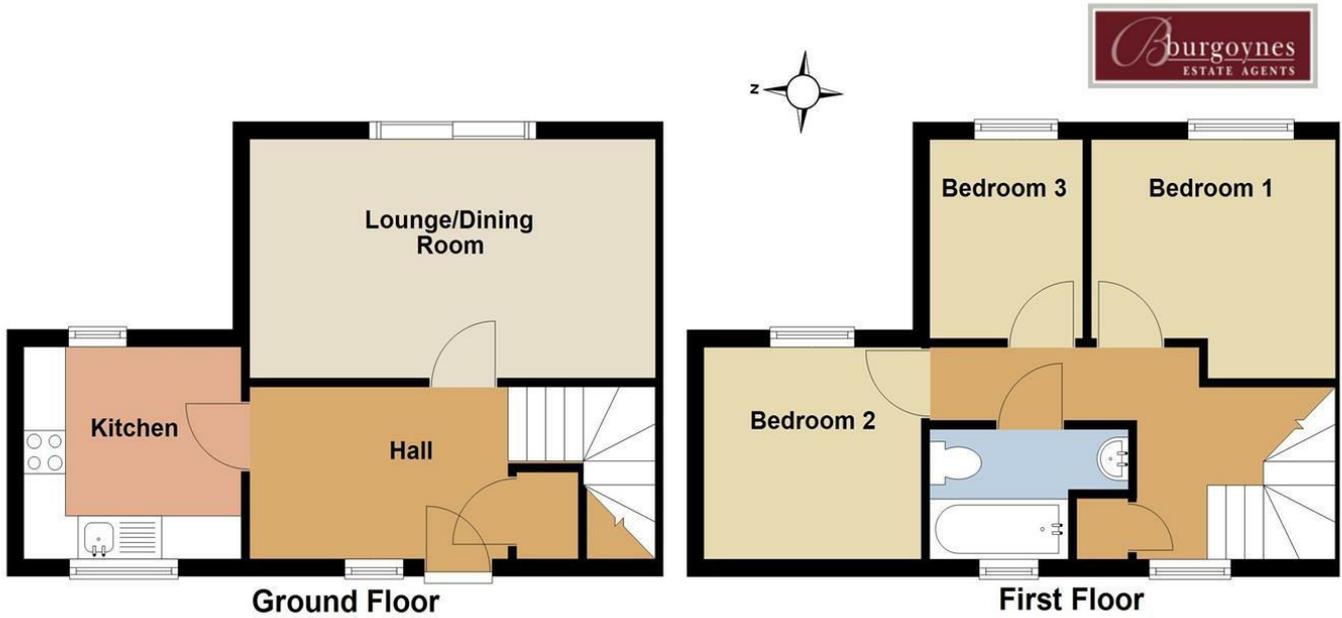
Bathroom
7'9" x 8'1" (2.38m x 2.48m)



[Directions](#)



Floor Plan



Ground Floor

First Floor

Total area: approx. 60.6 sq. metres (652.5 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.

226 Farm Hill, Exeter

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		86
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	