Burgoynes
ESTATE AGENTS









9 Brooklyn Close

Hill Barton Vale, Exeter, EX1 3XD

This well appointed 2 bedroom mid-terrace house forms part of the Hill Barton Vale development. Hill Barton is a sought after residential area for those seeking to live within easy reach of Exeter's superb transport connections, the amenities of Sowton, Middlemoor and Heavitree, well-regarded schools and several out-of-town retailers.
The property is offered in excellent condition throughout and comes with gas central heating and uPVC double glazing, ensuring warmth and energy efficiency throughout the year.
The ground floor consists of a front lounge, convenient cloakroom/WC and a modern well-equipped kitchen/diner with French doors opening on to the rear garden.
Upstairs, there are two double bedrooms and a shower room. The shower room used to be a bathroom but has been adapted to suit the needs of the owner.

Outside, the property boasts an attractive and recently hard landscaped rear garden together with garden shed and convenient rear pedestrian access which is useful for cyclists, concealed bin storage and bin collection days, garden materials and equipment. This garden has a south-westerly aspect and attracts plenty of sunshine from mid morning through to sunset; the perfect tranquil retreat, ideal for outdoor gatherings or peaceful rest and relaxation.

A private parking space is situated directly in front of the house and there is unrestricted on street parking in and around the neighbourhood.

Strong interest anticipated and early viewings recommended.

Guide Price £250,000

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- NO ONWARD CHAIN
- Lounge, Kitchen/Diner
- Gas Central Heating & uPVC Double Glazing
- Unrestricted On Street Parking
- IDEAL FIRST HOME
- 2 Double Bedrooms
- South West Facing Rear Garden
- Entrance Hall, Cloakroom/WC
- Shower Room (former bathroom)
- Private Parking Space

Entrance Hall

8'6" x 4'1" (2.61m x 1.25m)

Cloakroom WC

Lounge

15'6" x 9'5" (4.74m x 2.88m)

Kitchen/Diner

12'6" x 8'0" (3.82m x 2.45m)

Landing

Bedroom 1

12'8" x 9'4" (3.87m x 2.87m)

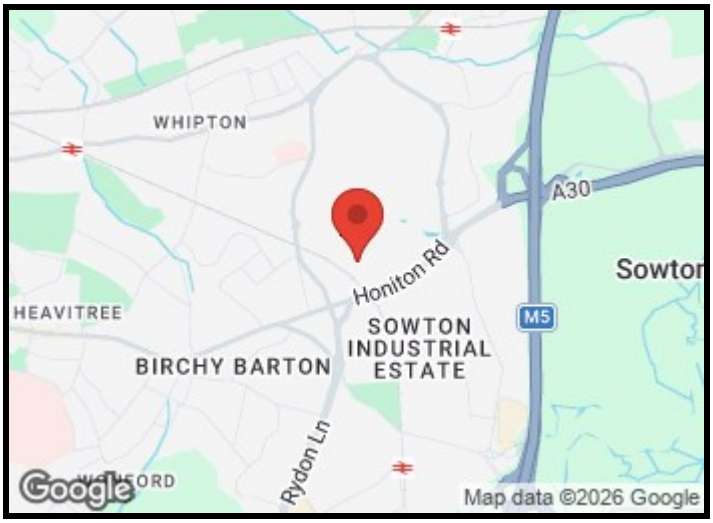
Bedroom 2

12'8" x 8'2" (3.87m x 2.49m)

Shower Room

6'11" x 5'11" (2.12m x 1.81m)

Garden



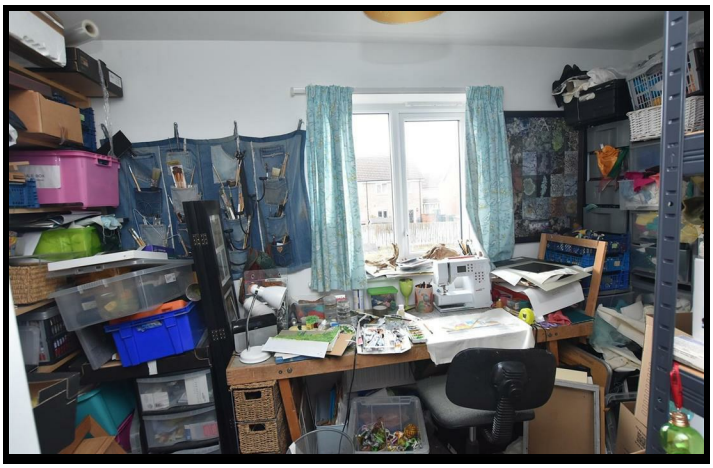
Directions









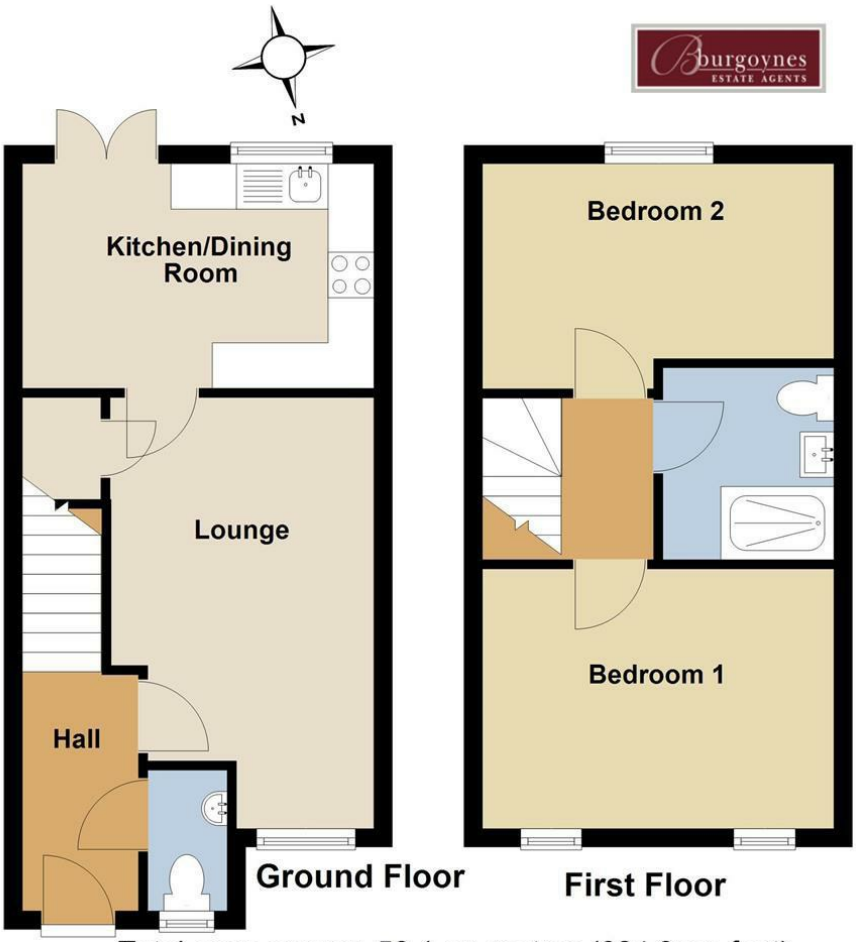








Floor Plan



Total area: approx. 58.1 sq. metres (624.9 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 responsibilty is accepted for any other use.

9 Brooklyn Close, Exeter

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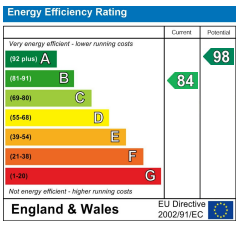

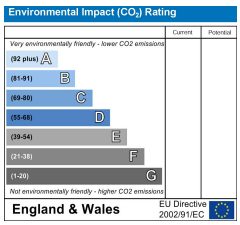

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