



148 Myrtlebury Way Hill Barton Vale, Exeter, EX1 3WX

This well appointed 2 bedroom semi-detached house forms part of the sought after Hill Barton Vale residential development.

Hill Barton is a popular place to live for those looking to be 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. The ground floor consists of a front lounge, convenient cloakroom/WC and a modern well-equipped kitchen/diner with French doors opening on to a well enclosed and generous sized level rear garden with side access.

Upstairs, there are two lovely double bedrooms and a bathroom.

The property also comes with two off-road private parking spaces in front of the house.

Strong interest anticipated and early viewings recommended.

Guide Price £259,950

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- PERFECT FIRST HOME, NO ONWARD CHAIN!
- Kitchen/Diner
- Bathroom, uPVC Double Glazing
- 2 Off Road Parking Spaces
- Entrance Hall
- Cloakroom/WC
- E.on District Heating System
- Lounge
- 2 Double Bedrooms
- Well Enclosed Rear Garden

Entrance Hall

8'5" x 4'1" (2.59m x 1.26m)

Off Road Parking

Location Information

Lounge

15'6" x 9'6" (4.74m x 2.91m)

Kitchen/Diner

12'7" x 8'0" (3.86m x 2.45m)

Cloakroom/WC

Landing

Bedroom 1

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

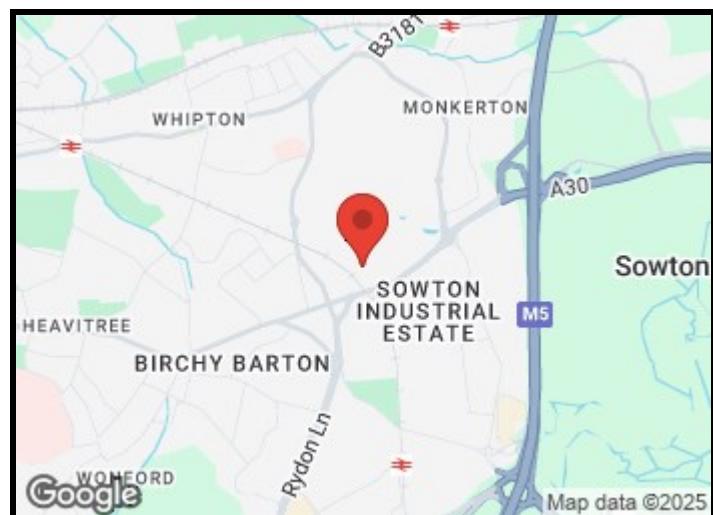
Bedroom 2

12'8" x 8'1" (3.88m x 2.48m)

Bathroom

6'10" x 5'10" (2.10 x 1.80m)

Garden



Directions



Floor Plan



Total area: approx. 58.2 sq. metres (626.1 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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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 firms 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	97
(81-91)	B	83
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	

Not energy efficient - higher running costs

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 CO₂ emissions

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