



## 1 St. Michaels Hill

Clyst Honiton, Exeter, EX5 2NB

An exciting opportunity to acquire this superb 3-bedroom end of terrace house built in the 1950's and quietly situated just off the centre of Clyst Honiton village with good access to the city centre, M5, A.30 and local shops at Cranbrook.

This impressive property has been tastefully modernised to a high standard and imaginatively developed on the ground floor to create a large covered area/log store with double doors giving access from the driveway. This versatile area provides an ideal arrangement for dog owners, keen cyclists or those seeking additional storage/workshop space. It also offers a perfect link to a sizeable outhouse which has been converted into a utility room and cloakroom/WC.

Featuring a wood burner in the lounge and the home comforts of gas central heating and uPVC double glazing, the property guarantees warmth and energy efficiency throughout the seasons.

Outside, there is a well-maintained lawned garden at the front, complemented by a long driveway that accommodates parking for up to three vehicles, along with access to a single garage. The rear garden is a true highlight, having been beautifully landscaped to create a serene outdoor space. Fully enclosed and newly fenced, it ensures a haven for children and pets alike, while its sunny orientation makes it the perfect environment for alfresco dining and entertaining from mid-morning to early evening.

This is a perfect property for first time buyers, families or those simply seeking a peaceful retreat close to Exeter and early viewings are highly recommended to avoid missing out!

**Guide Price £317,500**

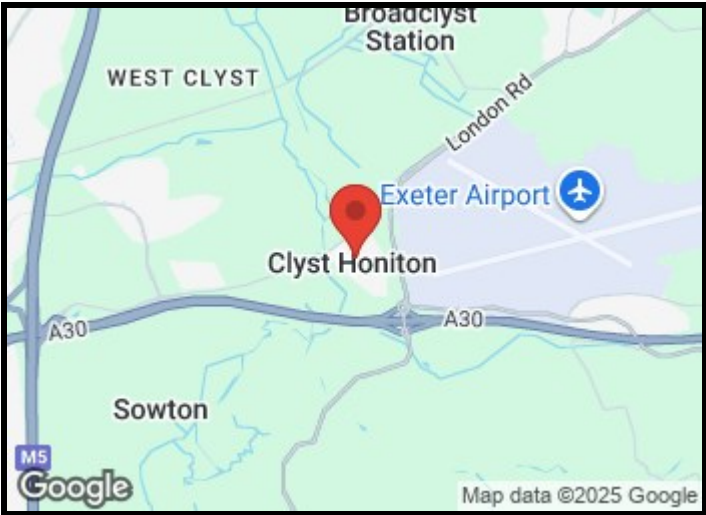
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- SUPERBLY PRESENTED HOME
  - Kitchen/Dining Room
  - Large Covered Area/Log Store
  - Private Parking for up to 3 Vehicles
- Reception Hall
  - Utility Room & Cloakroom/WC
  - Well Landscaped Rear Garden
- Dual Aspect Lounge with Log Burner
  - 3 Bedrooms & Bathroom
  - Detached Single Garage

Reception Hall	Bedroom 2
16'11" x 6'1" (5.16m x 1.86m)	11'1" x 9'6" (3.39m x 2.92m)
Lounge	Bedroom 3
16'11" x 9'5" (5.16m x 2.89m )	10'0" x 6'10" (3.06m x 2.10m)
Kitchen/Dining Room	Bathroom
16'9" x 9'10" (5.13m x 3.02m)	9'5" x 5'5" (2.88m x 1.67m)
Utility Room	Large Covered Area/Log Store (L-shaped)
8'4" x 8'0" (2.55m x 2.46m)	16'11" x 11'6" (5.16m x 3.53m)
Cloakroom WC	Gardens
5'8" x 4'7" (1.75m x 1.40m)	Parking
On the First Floor	Garage
Landing	14'3" x 8'3" (4.36m x 2.52m)
Bedroom 1	
13'3" x 9'8" (4.04m x 2.96m)	



[Directions](#)







Floor Plan



Total area: approx. 105.6 sq. metres (1136.8 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.  
**1 St Michaels Hill, Exeter**

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