



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

An exciting opportunity to purchase this modern 3 bedroom end of terrace house with family sized accommodation extending over three floors. Hill Barton Vale is a sought after 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 comes with gas central heating & uPVC double glazing and is offered in excellent condition throughout. The ground floor consists of an entrance hall with stairs to first floor, large open-plan kitchen/family living room and a convenient downstairs cloakroom/WC. Patio doors lead from the family living area onto a sizeable rear garden which is well enclosed and has a side gate.

Upstairs on the first floor there are two bedrooms and a bathroom, and a second double bedroom can be found on the second floor.

The property also comes with two private off-road parking spaces close by plus extra off road parking directly in front of the house.

Strong interest anticipated and early viewings recommended.

Guide Price £275,000

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- NO ONWARD CHAIN
- Downstairs Cloakroom/WC
- Gas Central Heating
- 2 Private Parking Spaces
- Entrance Hall
- 3 Bedrooms
- uPVC Double Glazing
- Kitchen/Family Living Room
- Family Bathroom
- Enclosed Rear Garden

Hallway

Kitchen/Family Living Room

22'1" x 13'3" (6.75m x 4.06m)

Cloakroom WC

Landing

Bedroom 2

13'4" x 7'9" (4.07m x 2.37m)

Bathroom

Bedroom 3

13'3" max x 7'0" (4.06m max x 2.15m)

Landing

Bedroom 1

15'7" x 9'11" (4.76m x 3.04m)

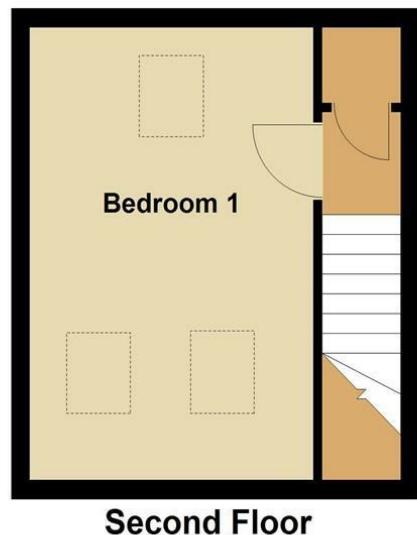
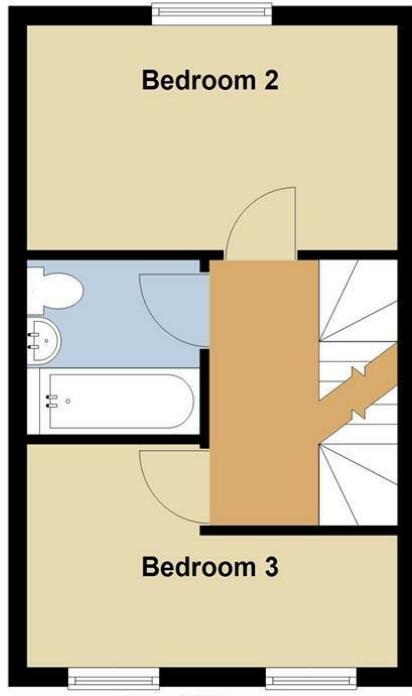
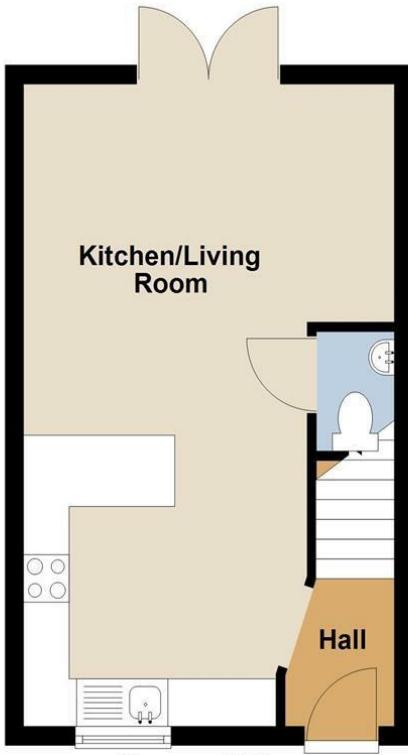
Garden



Directions



Floor Plan



Total area: approx. 74.1 sq. metres (798.0 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	
(81-91) B	
(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 CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	