



11 Lily Mount  
Exeter  
EX4 2PL

Offers in the  
Region Of  
£199,950

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## In brief...

- A BEAUTIFULLY PRESENTED TERRACED HOME
- TUCKED AWAY IN A QUIET CUL-DE-SAC LOCATION
- TWO GOOD SIZED BEDROOMS
- LARGE OPEN PLAN LIVING SPACE
- LOVELY KITCHEN & BATHROOM
- GENEROUS LOW MAINTENANCE REAR GARDEN
- ALLOCATED PARKING
- COUNCIL TAX BAND 'B'
- FREEHOLD EPC= E
- REF: DWE07075



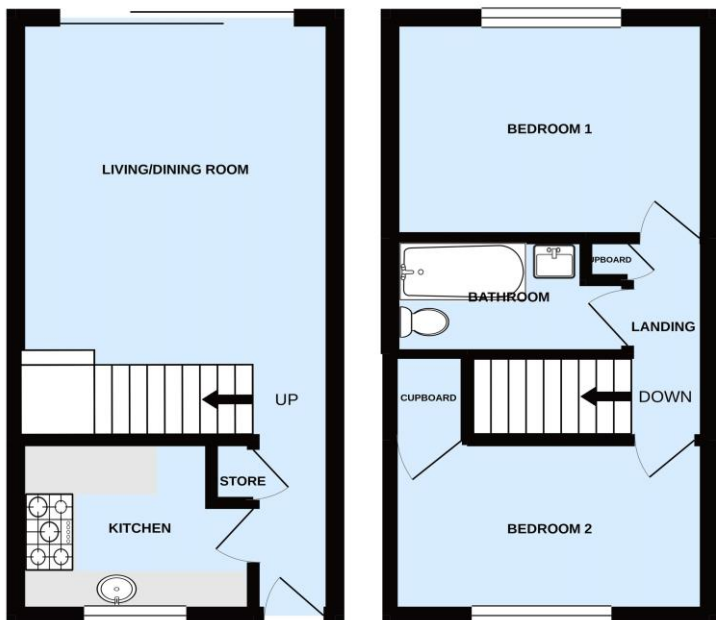




## In more detail....

This beautifully presented terraced home comes to the market for the first time in over 15 years and has been well maintained and modernised in that time. This lovely home is an ideal first time purchase or even a potential investment. The accommodation comprises two bedrooms, a large double and a very generous single rooms with added space for a desk or home office. The main bedroom has a window to the rear overlooking the garden and the trees behind. The second bedroom has a window to the front and a storage cupboard over the stairs. Also on the first floor is the family bathroom and an additional cupboard. On the ground floor there is a large, open plan living/dining room with sliding doors out to the rear garden. There is also a well fitted kitchen with wall and base units, a free-standing oven with five point gas hob and stainless steel extractor. There is also space for a fridge/freezer, washing machine and a further appliance. The entrance hall also has a further storage cupboard. Externally there is a terraced front garden with steps leading up to the parking area where there is

space for one vehicle. To the rear is a good sized decked garden with a gate giving rear access. Overall this property is in excellent condition and represents a fine opportunity for buyers looking for little or no work to do. The property has spacious accommodation with plenty of storage, gardens and parking, viewing is highly recommended by the sole agent.



TOTAL FLOOR AREA : 600 sq ft (55.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Accommodation:

### Entrance Hall:

### Kitchen:

9' 2" x 7' 3" (2.8m x 2.2m)

### Living/Dining Room:

17' 5" x 12' 6" (5.3m x 3.8m)

### First Floor Landing:

### Bedroom One:

12' 6" x 8' 10" (3.8m x 2.7m)

### Bedroom Two:

12' 6" x 7' 3" (3.8m x 2.2m)

### Bathroom:

### Outside:

*Terraced front garden  
Decked rear garden  
Allocated parking for one vehicle*

## The location...

This modern two bedroom home is situated in the popular area of Exwick yet set nicely back in a secluded position. The property is a short distance to St.Davids station, Exeter University and is less than 2 miles from the City Centre via the regular bus service near the property. Exeter City Centre has a multitude of shops, restaurants and historical sites like the magnificent Cathedral.

## Directions...

From the city centre head out of the city down St David's Hill and turn right at the mini roundabout onto Cowley Bridge Road and immediately turn left and over the level crossing on Station Road. At the junction turn right into St Andrew's Road and continue up to the mini roundabout and then turn left into Kinnerton Way. Continue up to the end of the road and turn right into Cornflower Hill, continue to the top of the hill and turn right into Lily Mount. The property can be found at the end of the close and accessed via steps to the front.

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



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## More details from...

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