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29 Cornflower Hill, Exeter, Devon, EX4 2PD



SOUTHGATE
— ESTATES —

OIEO

£300,000





29 Cornflower Hill

A spacious four bedroom house located in the convenient location of Exwick. The property is ideally placed to enjoy far-reaching views across the surrounding landscape and also benefits from an off-road parking space and an enclosed garden to the rear. The internal accommodation briefly consists of an entrance hallway, an open-plan lounge diner, kitchen, and conservatory to the rear, as well as a fourth bedroom/study with a boiler room leading to the garden. Upstairs are the remaining three bedrooms and the main family bathroom. There are also air conditioning units on both floors.

Exwick itself offers a range of local shops, schools, playing fields, pubs and a doctors' surgery; this area is also well serviced by bus links to Exeter City Centre and offers easy access to St Davids train station.



Ground Floor The front door opens to the entrance hallway which provides access to the lounge diner and bedroom four. The lounge diner is a spacious open-plan reception room benefitting from a window to the front aspect and sliding doors opening into the conservatory at the rear. A door leads to the kitchen which contains a range of matching wall and base units with fitted worktops, a tiled splashback and a circular stainless steel sink and drainer unit with a mixer tap over. Appliances include an oven with a gas hob and extractor hood over, along with space for a washing machine, a fridge and a freezer. There is also a window and door to the rear leading to the conservatory. Lastly, the ground floor accommodates a fourth bedroom which could also be used as a further reception room with a door leading into the boiler room at the rear with access to the garden.



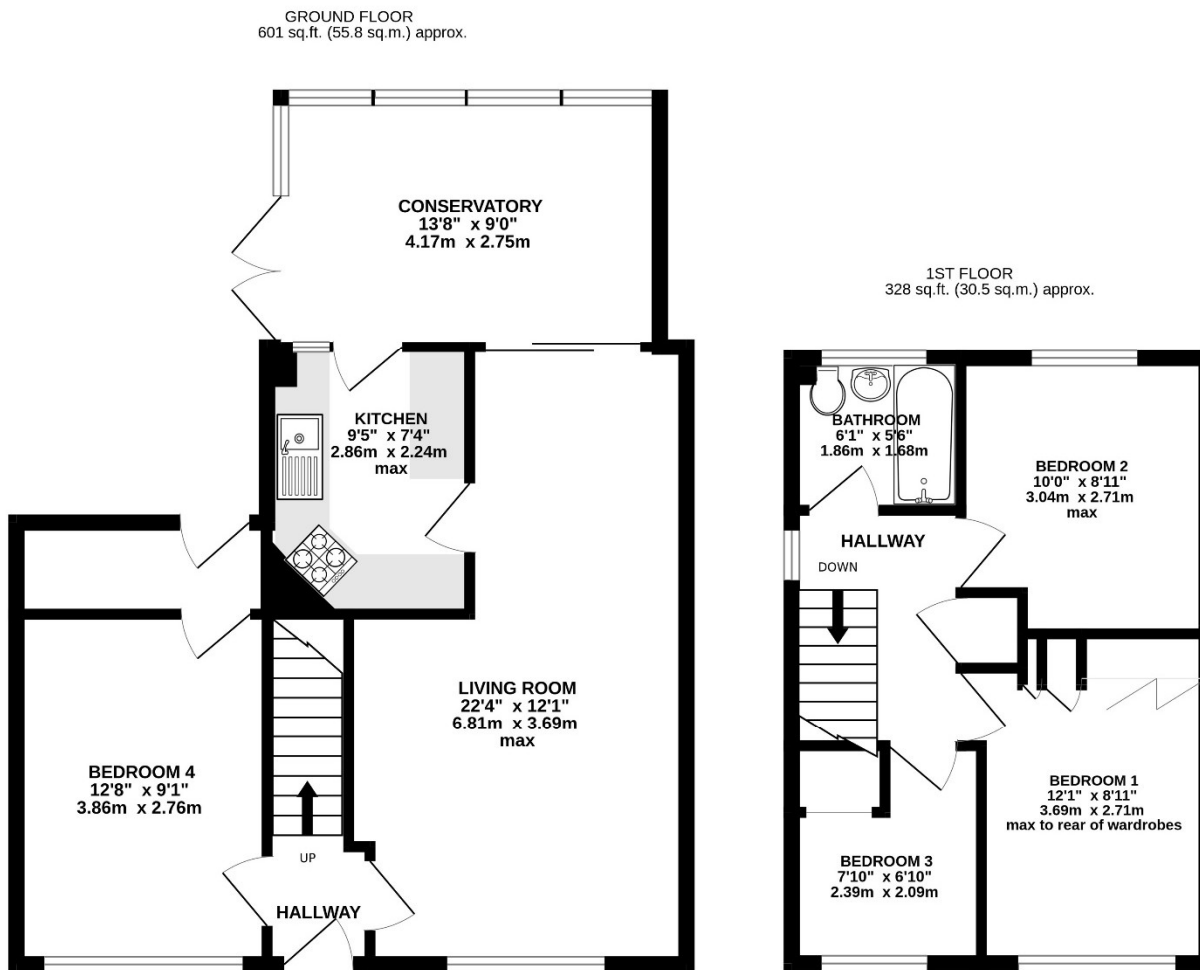
First Floor Stairs rise to the first floor which accommodates the remaining three bedrooms and the family bathroom, along with a window to the side aspect enjoying a pleasant outlook, and an airing cupboard. The master bedroom is situated to the front of the property and features a large window allowing ample natural light, as well as a built-in mirrored wardrobe providing storage space. Bedroom two is another good-sized double bedroom which is complemented by a window to the rear aspect with far-reaching views across the surrounding countryside. Bedroom three is currently used as a study and offers a window to the front aspect, plus built-in storage over the stairwell. Finally, the bathroom comprises a hidden cistern WC, a wash basin with a mixer tap over and a vanity unit below, along with a bath with central mixer taps and a shower over. There is also a frosted window to the rear aspect.

Garden & Parking Doors open out to the pleasant rear garden which features an area of gravel leading out from the conservatory allowing space for outdoor dining and seating. The remainder of the garden is mostly laid to lawn incorporating a selection of mature shrubs, and a flowerbed border. To the front of the property is a driveway providing off-road parking for one vehicle.

Property Information Tenure: Freehold. Council tax band: C.

- *4 Bedrooms*
- *Semi-Detached House*
- *Off-Road Parking*
- *Enclosed Garden*
- *Pleasant Outlook*
- *Convenient Location*





TOTAL FLOOR AREA : 929 sq.ft. (86.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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SOUTHGATE

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