



## Hele Square, Hele, EX5 4PN

A beautifully presented four-bedroom modern detached family home situated in the popular village of Hele. Features include a modern finish throughout, three double bedrooms and a large single (one ensuite), two bathrooms, two reception rooms, a large kitchen, off-road parking, and a large private rear garden.

**Winkworth**

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## Description...

Here is a small village located in the stunning mid-Devon countryside. The Killerton estate is located close by and provides stunning walks for the whole family to enjoy. The dutchy town of Bradninch is also in close proximity with plenty of local amenities, including a post office, primary school, pubs, recreation facilities, a doctor's surgery and churches. There is also easy access to Exeter and the M5.

Exeter is a vibrant small city that really packs a punch with its many restaurants, shops, pubs, bars and historical sights. The rest of the country is easily accessible from Exeter due to its many transport links including two train lines to London (London Paddington 120 minutes), Exeter airport and the M5 motorway.

### Ground floor:

Upon accessing the front door, you are greeted by a bright and airy entrance hall with wooden flooring setting the tone for the rest of the property. The hallway provides access to the sitting room, dining room and kitchen along with the staircase to the first floor and the downstairs cloak room which comprises of a W/C and wash basin.

The large sitting room is located to the rear of the property overlooking the rear aspect. A brick feature fireplace with functioning wood burner provides a nice focal point. French doors allow direct access to the private rear garden. The dining room is located at the front of the

property, there is plenty of light due to the dual aspect windows and lots of space for a large dining table set.

The modern kitchen comprises of a range of white base and wall storage units with roll top work surfaces and an integral, dishwasher, washing machine, fridge/freezer, oven, gas hob, extractor fan and sink/drain. There is direct access to the rear garden.

### First floor:

Bedroom one is large double bedroom with triple built-in wardrobes and large sash window overlooking the rear aspect. The en-suite comprises of a W/C, wash basin and stand in shower cubicle.

Bedroom two is also a double, located to the front of the property with a built-in wardrobe and window overlooking the countryside views to the front aspect.

Bedroom three is a further double bedroom, located at the rear of the property with a window overlooking the rear garden. Bedroom four is a large single bedroom with a large window overlooking the rear aspect.

The family bathroom comprises of a W/C, wash basin, bath and stand in shower cubicle.

## Outside:

The large private rear garden is mostly laid to lawn and provides the perfect space for a family to enjoy.

The driveway has space for two cars at the front of the property.



## At a glance...

Detached  
Village location  
Modern  
Four bedrooms  
Two reception rooms  
Two bathrooms  
Large private rear garden  
Countryside views  
Easy access to Exeter.

## PROPERTY INFORMATION:

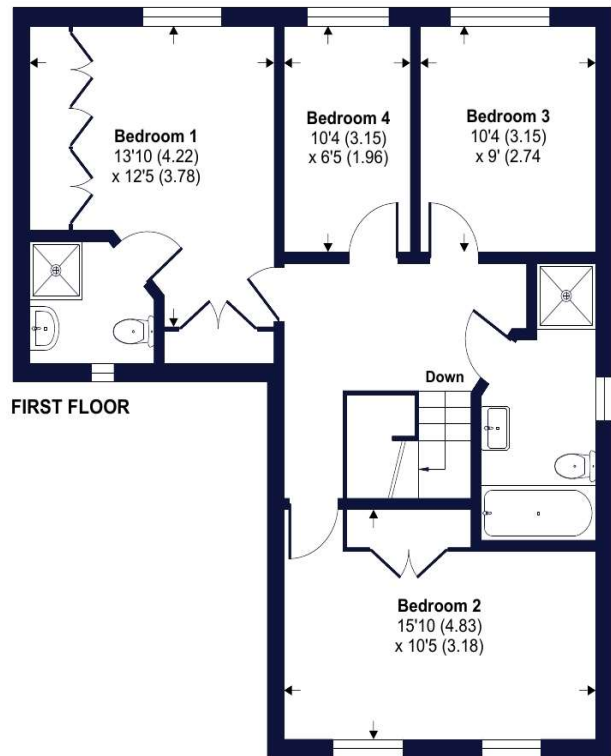
Freehold  
Council tax Band: D  
Mains electric, gas, water and drainage.



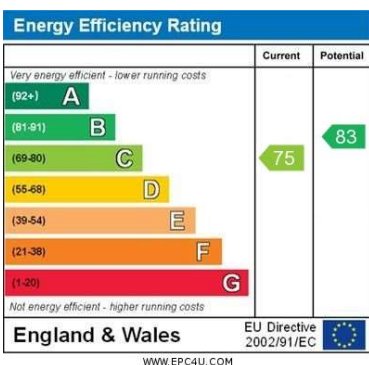
# Hele Square, Hele, Exeter, EX5

Approximate Area = 1430 sq ft / 132.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Winkworth. REF: 973849



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