



Hoopern Street, Exeter, EX4

Guide Price £270,000



Key Features

- Ideal for a first time buyer or investment property
- Two double bedrooms
- Modern kitchen and bathroom
- Utility room
- Low maintenance sunny rear garden
- Outside covered seating area (Veranda)
- Walking distance to university of Exeter, City Centre and Exeter College.
- No onward chain



A well presented two bed terraced property offering well proportioned accommodation throughout and conveniently located on the edge of the city centre.





NO ONWARD CHAIN. Entering the home, you are welcomed by an entrance hall followed by stairs rising to the first floor and doors leading to the ground floor accommodation.

The open plan living/dining room is located just off the entrance hallway and is a fantastic size offering plenty of space for furniture and a dining table. The dining and living room originally had sliding doors to separate the rooms so there is an option to convert this back to its original layout.

The kitchen is located at the rear of the property and has been tastefully upgraded to a high standard by the current owners to include a range of integrated base and eye level units, integrated electric hob with oven below, space for fridge/freezer and a stainless-steel sink inset into the worktop. There is also a utility room situated at the back of the kitchen and offers space and plumbing for a washing machine.

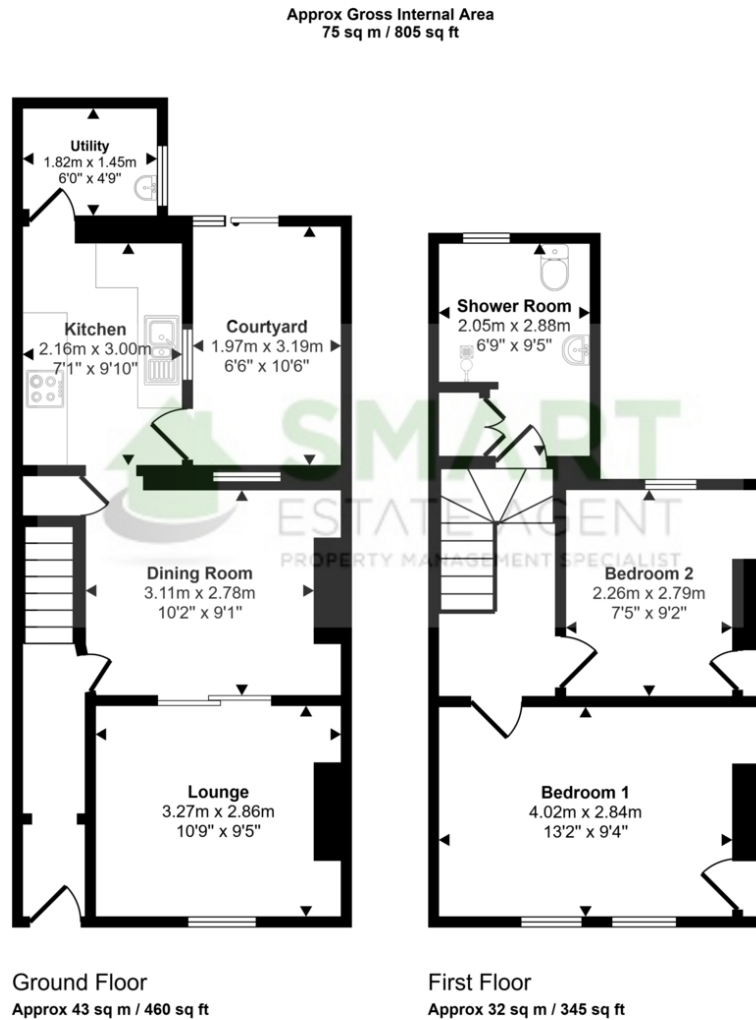
The first floors accommodation comprises two double bedrooms with fitted wardrobes. The master room is especially sizeable with lots of light flooding the room thanks to the dual aspect.

The family bathroom is also situated on the first floor and within easy access to both bedrooms. The current owners have made recent upgrades to include a double shower, WC and wash hand basin.

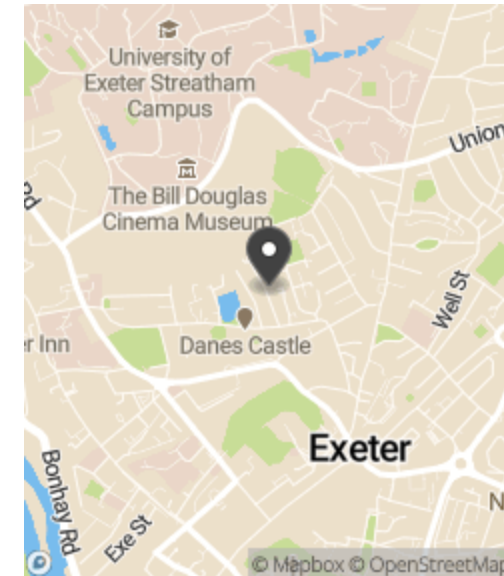
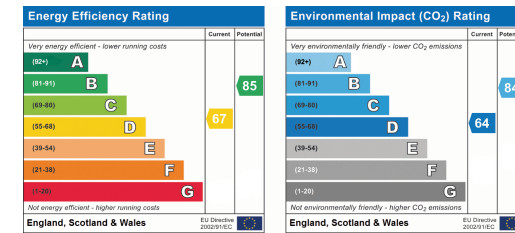
To the rear of the property, you will find a low maintenance garden which is a great space and offers a sheltered area which is a versatile space.

LETTINGS NOTE - Our lettings department advises the property would achieve in the region of £1200 pcm - £1300 pcm, giving a potential gross yield of approx. 5.7% on the current guide price.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure Type: Freehold
Council Tax Band: B
Council Authority: Exeter City Council