



OFFERS IN EXCESS OF £350,000
18 Hook Drive, Exeter, EX2 7SD



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A modern detached three bedroom house, presented in excellent order throughout, conveniently located close to local amenities, the railway station, easy reach of the city centre and major routes, benefiting from an en-suite shower room, garage and parking.

Accommodation includes:-

Sitting Room
Kitchen/Dining Room
Cloakroom
Three Bedrooms, including a Master with En-Suite Shower Room
Family Bathroom

Additional features:-

Double Glazing & Central Heating
Garage & Off-Road Parking
Walled Side Garden, Fully Enclosed by Walling

LOCATION

Hook Drive is situated in a sought-after residential area, offering excellent access to both Topsham and Exeter, as well as the bypass and the M5. The property is close to Exeter Golf and Country Club, Exeter Chiefs' Sandy Park and a nearby Tesco Superstore.

For commuters and leisure, there is a direct level cycle route to Topsham, and Newcourt railway station is less than half a mile away, providing links to Exmouth, Exeter, and onward connections to Bristol, London, and beyond. Local amenities in Countess Wear include a doctors' surgery, dentists, chemists, petrol station, restaurant, and public house. The area is served by a regular bus service and offers easy access to riverside walks and cycle paths, combining convenience with outdoor lifestyle opportunities.

THE ACCOMMODATION COMPRISES (all room sizes approximate):-

Opaque Double Glazed Entrance Door To:-

HALLWAY

Radiator. Tiled floor. Stairs to first floor. Built-in storage cupboard. Doors leading off to:-

CLOAKROOM

White suite comprising low level W.C. Corner pedestal wash hand basin with mixer tap and tiled splashback. Tiled floor. Opaque double glazed window to side. Radiator.

SITTING ROOM 15' 11" (4.85m) x 10' (3.05m)

A bright room with double glazed window to front and to side. Double glazed double doors leading out onto the garden. Two radiators.

KITCHEN/DINING ROOM 16' 10" (5.13m) x 15' 10" (4.83m)

Another bright and spacious room with double glazed window to the front and two double glazed windows to the side. Double glazed doors leading out to the rear. Fully tiled floor. Stone effect worktop surfaces with matching splashbacks. Inset single bowl stainless steel sink and drainer with mixer tap. Built-in four ring gas hob with electric oven beneath. Cupboards and drawers under with space for washing machine and tumble dryer. Matching wall mounted cupboards with stainless steel cooker hood with underlighting. Corner cupboard concealing the gas fired boiler. Space for fridge freezer. Radiator. Built-in understairs cupboard.

FIRST FLOOR

LANDING Double glazed window to rear. Radiator. Doors leading off to:-

BEDROOM 1 13' 5" (4.09m) x 8' 10" (2.69m)

Two double glazed windows to front. Two double built-in wardrobes, two with mirrored doors. Radiator. Door to...

EN-SUITE SHOWER ROOM Modern white suite comprising oversized shower cubicle with sliding glass door and built-in electric Mira shower all in full tiled surround. Low level WC. Pedestal wash hand basin with mixer tap in tiled splashback. Radiator. Opaque double glazed window to side. Extractor fan. Shaver point.

BEDROOM 2 11' 1" (3.38m) x 10' 1" (3.07m)

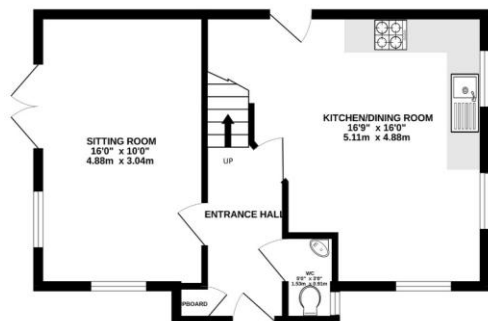
Two double glazed windows to the front. Built-in double wardrobe and built-in cupboard over the stairs. Radiator.

BEDROOM 3 6' 10" (2.08m) x 6' 5" (1.96m)

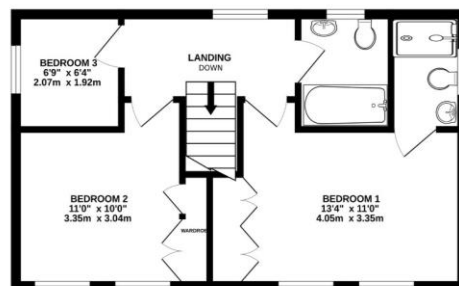
Double glazed window to the side. Radiator.



GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



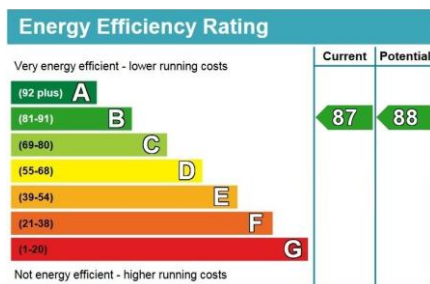
1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.4 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.

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BATHROOM Modern white suite comprising panelled bath in full tiled surround with mixer shower tap. Low level WC. Pedestal wash hand basin with mixer tap in tiled splashback. Opaque double glazed window. Radiator. Extractor fan.

OUTSIDE: To the rear of the property is a private drive providing

OFF ROAD PARKING for one vehicle and also provides access to the...

GARAGE 20' (6.10m) x 10' 7" (3.23m)

Up and over door. Power and light.

PARKING SPACE In front of the garage.

REAR GARDEN The garden is located to the side of the property and is fully enclosed by walling, offering privacy and security. It features a good sized patio and low-maintenance AstroTurf, making it easy to care for. There is also a useful timber garden shed for additional storage.

TENURE Freehold

COUNCIL TAX - Band D

DIRECTIONS From Topsham, proceed out on the Topsham Road heading towards Exeter. Go past Plants Galore garden centre on the left and turn immediately right at the traffic lights into Admiral Way. Follow this road straight up and continue onto Omaha Drive. Turn left onto River Plate Road and just before reaching the roundabout, turn left into Hook Drive.

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Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

