



68 Hoker Road Exeter, EX2 5HX

An exciting opportunity to acquire this 3 bedroom semi-detached house in a popular residential area with a Morrisons Daily convenience store just 40 yards away and hospitals, Heavitree shops, bus service and pleasure park all within easy walking distance.

The property has been well maintained and benefits from the home comforts of gas central heating and uPVC double glazing. Standing in a generous plot the property comes with front and rear gardens, off road parking and a detached garage. Residents' on street permit parking also available.

Offering scope to modernise and extend, the property is likely to appeal to first time buyers, the active retired or investment buyers seeking a well placed property for the rental market near hospitals, Heavitree shops & Pleasure Park, local schools Exeter business park at Sowton and excellent transport links with the M5, A.30 and A.38.

Guide Price £310,000

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- MOTIVATED SELLERS, PRICED TO SELL
- Sizeable Kitchen
- Wet Room & Separate WC
- Residents' On Street Permit Parking
- Front Porch & Entrance Hall
- Utility Room
- Gas Central Heating & uPVC Double Glazing
- Lounge/Diner
- 3 Double Bedrooms
- Gardens, Off Road Parking and Detached Garage

Entrance Porch

6'5" x 4'3" (1.98m x 1.31m)

Lounge/Diner

21'2" x 10'8" (6.46m x 3.26m)

Kitchen

10'0" x 9'9" (3.07m x 2.98m)

Utility Room

10'7" x 6'7" (3.25m x 2.01m)

Landing

Bedroom 1

10'9" x 10'7" (3.30m x 3.23m)

Bedroom 2

10'5" x 10'2" (3.18m x 3.12m)

Bedroom 3

10'8" x 6'8" (3.26m x 2.05m)

Wet Room

4'7" x 5'5" (1.40m x 1.66m)

Separate WC

Garage

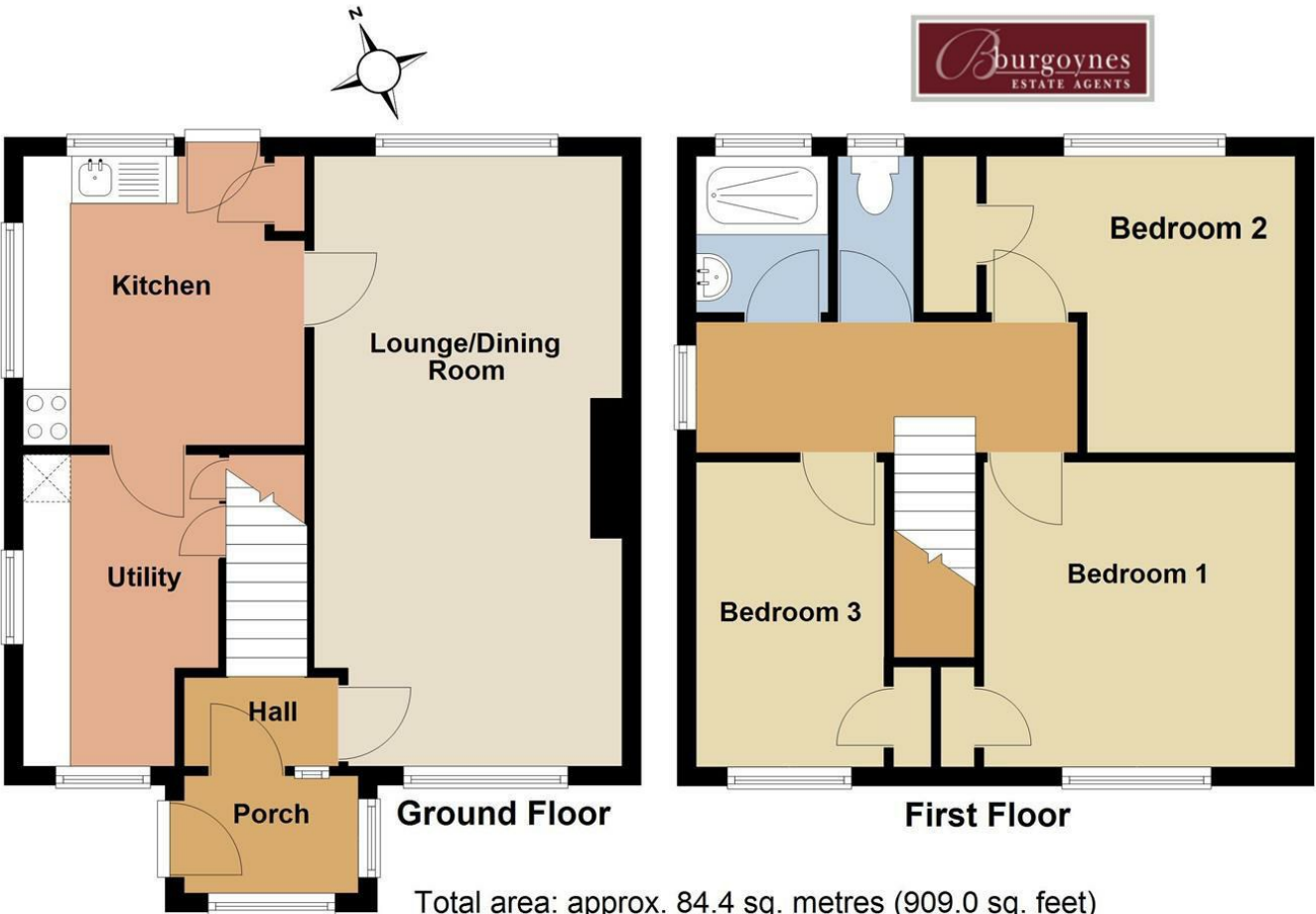
Garden



Directions



Floor Plan



Total area: approx. 84.4 sq. metres (909.0 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

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