

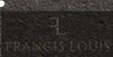


FRANCIS LOUIS  
Residential



Hoopern Street, Exeter, EX4 4LY

Asking Price £290,000









# Hoopern Street

Welcome to Hoopern Street, Exeter - a charming location for this delightful two-bedroom period home. This well-presented property boasts two double bedrooms, perfect for a small family or those in need of a guest room or home office.

Situated just a stone's throw away from both the vibrant city centre and the tranquil Hoopern Valley, this house offers the best of both worlds. The convenience of urban living and the serenity of nature are right at your doorstep.

Step inside to discover not just one, but two inviting reception rooms, providing ample space for relaxation and entertainment. The modern kitchen is a chef's dream, offering the perfect setting to whip up culinary delights.

The bathroom is sleek and contemporary, offering a tranquil space to unwind after a long day. And let's not forget the enclosed garden - a private oasis where you can enjoy al fresco dining or simply soak up the sun in peace.

Don't miss out on the opportunity to make this charming house your home. With its prime location, generous living spaces, and modern amenities, this property is sure to capture your heart. Book a viewing today and start envisioning the life you could lead in this wonderful abode on Hoopern Street.

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## Hallway

Double glazed door to the front aspect, radiator, stairs to the first floor, door to lounge, opens up to the dining room.

## Lounge

Double glazed window to the front aspect, radiator, built in shelving,

## Dining Room

Double glazed window to the rear aspect, radiator, under stairs storage cupboard, shelving.

## Kitchen

A range of matching floor and wall mounted units, inset sink, integral oven, inset hob, space for fridge/freezer, space for washing machine, double glazed door and window to the rear garden.

## Landing

Banister over stairs, loft access point, doors to,







#### Bathroom

A panel bath with shower over, a low level w/c, a wash hand basin, heated towel rail, double glazed window to the rear aspect,

#### Bedroom 2

Double glazed window to the rear aspect, radiator,

#### Bedroom 1

Two double glazed windows to the front aspect, radiator,

#### Garden

An enclosed garden with a raised flower bed and a feature patio area.

#### Agents Notes

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Francis Louis in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property condition or its value. Neither Francis Louis nor any joint agent has any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the

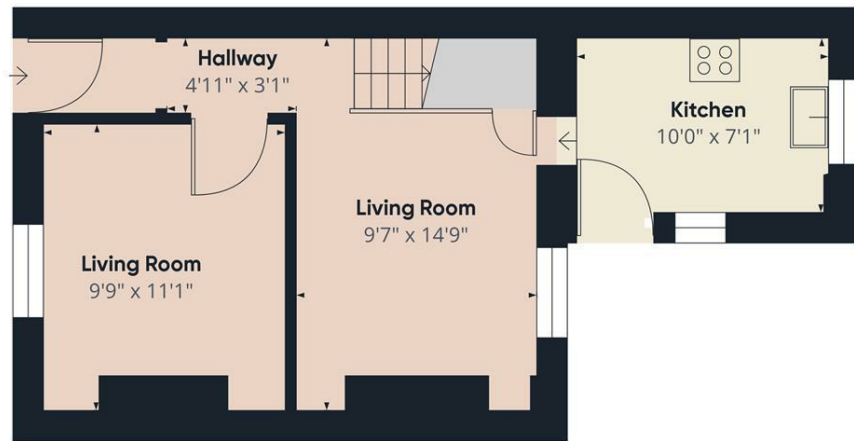
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Ground Floor



Floor 1



Approximate total area<sup>®</sup>  
683.45 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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