



Hoopern Street, Exeter, EX4 4LY

Price Guide £240,000

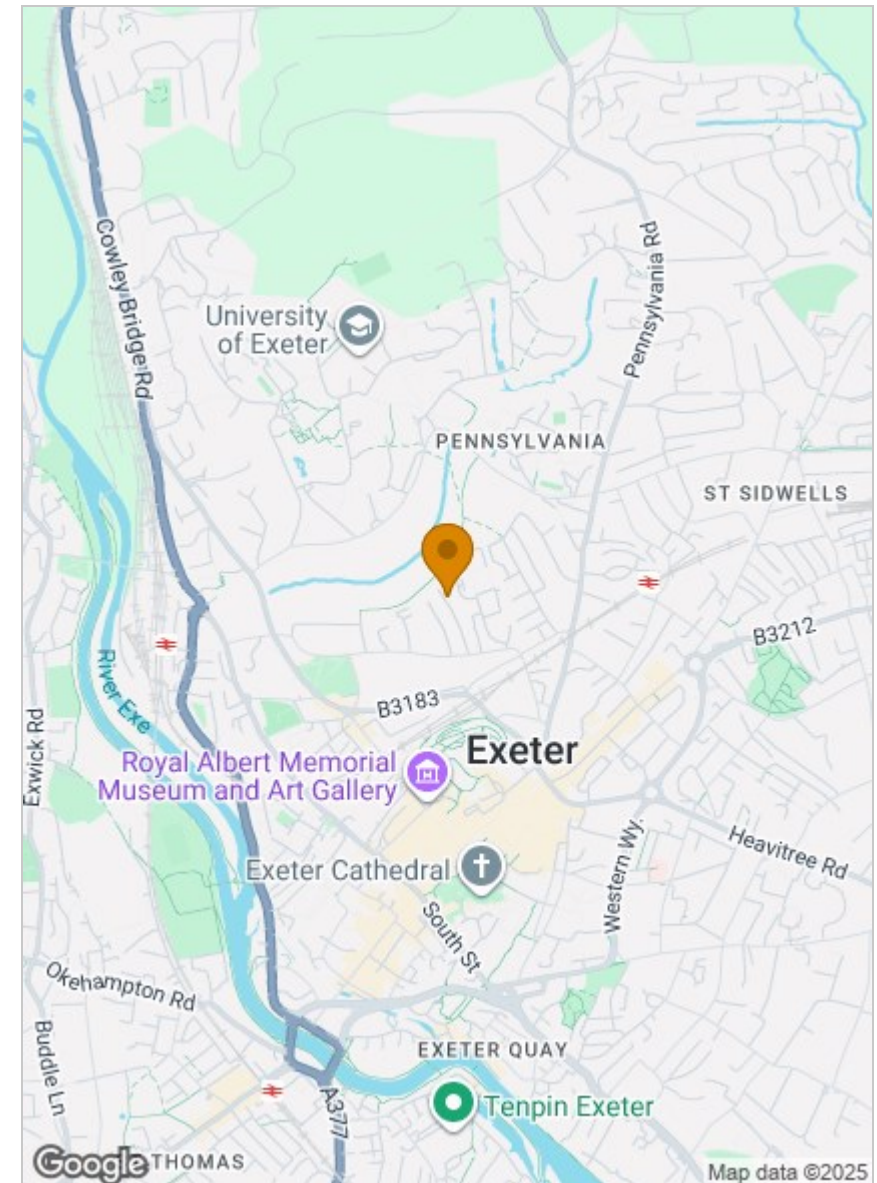
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This is more than just a house—it's a blank canvas brimming with potential. With a solid footprint, bright interiors, and generous proportions across both floors, this charming terraced home is the ideal project for those seeking to add value through tasteful renovation or modernisation. Whether you're a first-time buyer looking for a centrally located home, an investor targeting Exeter's strong rental market, or a growing family wanting to put down roots near excellent amenities, this property delivers versatility, character, and opportunity in equal measure. The home's sunny orientation and cleverly zoned layout create a natural sense of warmth and openness, while the courtyard garden offers valuable private outdoor space that's rare in such a central location. From the charming sunroom to the spacious upstairs bathroom and well-sized bedrooms, every corner of this property promises scope to enhance and personalise.





Key Features

Bright & Versatile Living Space

The ground floor offers a comfortable living room and an adjoining dining room—perfect for entertaining or relaxing with family.

Functional Kitchen & Sunroom

A bright galley kitchen leads to a charming sunroom at the rear, bringing warmth and light into the home and offering the potential to extend (subject to planning).

Additional Utility Space

A separate laundry room provides convenient utility space, keeping the main kitchen clear and organised.

Private Courtyard Garden

Step outside into a manageable, low-maintenance courtyard garden—ideal for alfresco dining or enjoying your morning coffee.

Two Well-Proportioned Bedrooms

Upstairs you'll find two generous bedrooms, including a spacious 13'9" principal bedroom and a second double ideal for guests, children, or a home office.

Modern Family Bathroom

A well-sized upstairs bathroom (over 10 ft in length) offers room for a full suite that has been upgraded a couple of years ago.

Fantastic Location

Situated moments from Exeter city centre, the university, and local amenities, this home is superbly located for both professionals and students. The property is well-served by public transport, with Exeter Central and St David's stations both within easy reach, offering direct rail links to London, Bristol, and beyond. Main bus routes run nearby, and major roads such as the A377 and M5 are easily accessible.

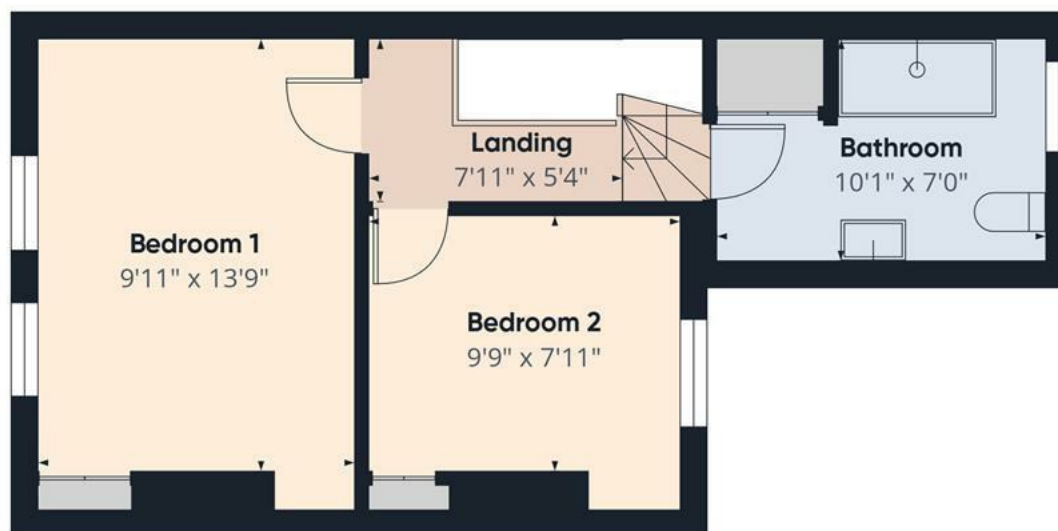






Ground Floor

Approximate total area⁽¹⁾
787 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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