



76

Blackboy Road
Exeter EX4 6TB

for sale guide price
£360,000



Property Description

GUIDE PRICE £360,000-£375,000 - This detached home is located in a conservation area within the heart of Exeter, just a short walk from the busy city centre High Street. The property offers three double bedrooms and a family bathroom upstairs. Downstairs, there is a large entrance hall giving access to a kitchen, living room and dining room. The 1930s design is clear in this property with large, curved bay windows to the front offering a great feature and frontage to the house. The property does require modernisation throughout but could be transformed into a fantastic family home in a prime location. Outside, the private driveway offers parking for multiple cars and leads to a garage at the side of the house. The rear garden offers a large open space perfect for avid gardeners and those wanting to entertain guests in the comfort of their own private space.

Agents Note

The vendor has advised that there is asbestos in the garage roof. The vendor has advised us that the tenant, currently in-situ, would like to stay.

Entrance Hall

Open hallway with doors to all ground floor rooms.

Downstairs WC

Double glazed rear aspect window, low level toilet.

Living Room

Sliding door to garden, fireplace, wall mounted radiator.

Dining Room

Front aspect bay window, fireplace with gas fire (not in use), wall mounted radiator.

Kitchen

Two side aspect windows, wall and base units, work surfaces, gas cooker, sink unit, fitted storage,

Utility Room

Space for storage, space for washing machine and tumble dryer.

Landing

Secondary glazed front aspect feature stain glass window, airing cupboard.

Bedroom 1

Front aspect bay window, built-in wardrobe, Myson fan operated radiator.

Bedroom 2

Rear aspect window, built-in wardrobe, wall mounted radiator.

Bedroom 3

Rear aspect window, built-in wardrobe, wall mounted radiator.

Bathroom

Side aspect window, bath with shower over, low level toilet, wash hand basin.

Front Garden

Paved patio and path, driveway for multiple cars.

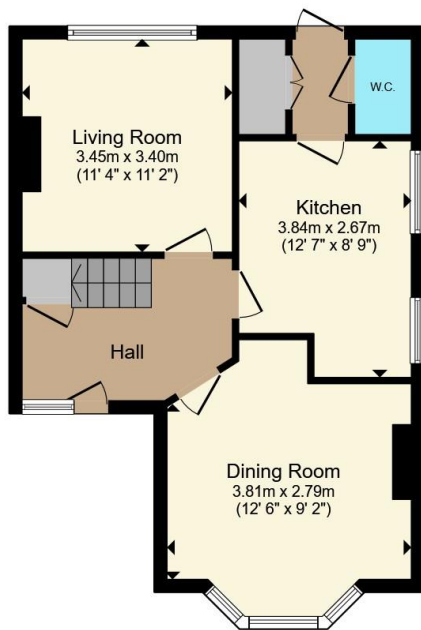
Rear Garden

Concrete patio area, driveway to side, flower beds.

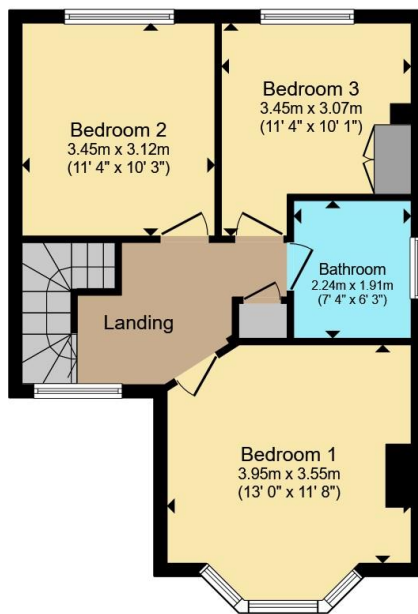
Double Garage

With wooden sliding doors.

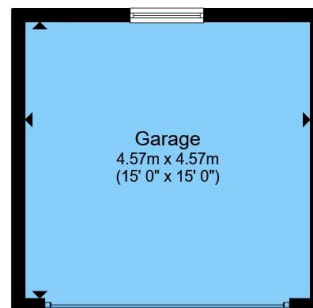




Ground Floor



First Floor



Garage

Total floor area 119.7 m² (1,288 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: E Council Tax
Band: E

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Tenure: Freehold



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