



48 East John Walk



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Exeter, City Centre, EX1 2EP

Guide Price £280,000-290,000. A well-presented and characterful three-bedroom terraced home, ideal for a family or a potentially lucrative investment opportunity. Being sold with no onward chain.

- No onward chain
- Three generously sized bedrooms
- Pedestrianized road
- Residents Parking
- CTB – B
- Investment Opportunity
- City Centre location
- Recently refurbished
- EPC – C
- Freehold

Guide Price £280,000

SITUATION

East John Walk, a pedestrianized and attractive street, is situated in an enviable position within walking distance from Exeter's City Centre and its amenities. To the top of the road is a conveniently placed Waitrose and the St Luke's University Campus. The property also provides access to the main roads into and out of the city, making commutes easy in either direction. Exeter and surrounds boast a range of transport links including an airport with national and international flights, mainline trainlines from Exeter St. David's station and easy access to major commuter roads such as the M5.



DESCRIPTION

East John Walk is a characterful property benefitting from a recent schedule of cosmetic works throughout to provide light and spacious accommodation throughout. The property comprises of an entrance hall with doors leading into a large, open plan living/dining/kitchen room. The kitchen is finished to a modern standard and to the rear of the property is a low maintenance, suntrap garden. On the first floor are three generously sized double bedrooms. The property has recently been used as a short-term holiday let business venture and has the potential for substantial yields for the right purchaser. Equally, the location and amenities close by could make for a brilliant family home.

ACCOMMODATION

Entering the property, a spacious hallway gives access through a door on the left into the open plan living room, with character features, dining space and kitchen to the rear of the property, with space for a fridge/freezer unit and additional storage. A single door leads onto the garden. Additionally to the rear of the property is the bathroom, with bath, toilet, basin and cleverly integrated storage space. Upstairs immediately in front of you is a door into bedroom three, the smallest but still generously sized, off of the landing continuing round is bedroom two, a well-proportioned double and to the front of the property is the master bedroom, a very generously sized double with dual aspect windows making for a light and airy room.

OUTSIDE

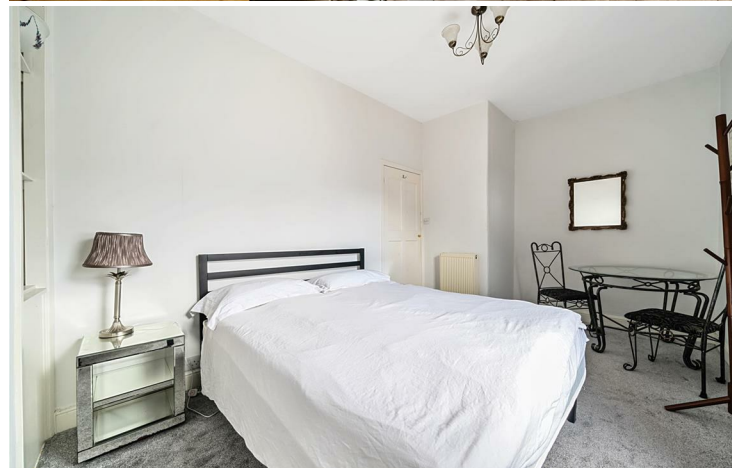
Outside space consists of a patioed, low maintenance rear garden.

SERVICES

Mains gas, mains electric, mains drainage

DIRECTIONS

From Southernhay West head down Barnfield Road to the traffic lights, take a left onto Western Way and take the third exit onto Heavtree Road, stay on the road and take a left at the traffic lights onto Gladstone Road, East John Walk is on the left.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 759 sq ft / 70.5 sq m
For identification only - Not to scale

Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). CovidSecom 2024. Produced for Stags. REF: 1145081



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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