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Flat 4, 78 Hoker Road

Flat 4, 78 Hoker Road, Hoker Road, Heavitree, Exeter, Devon, EX2 5JA



John Lewis (1.6 Miles), Royal Devon and Exeter Hospital (0.5 Miles)

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A modern two-bedroom first floor apartment with parking and no onward chain, ideally located close to the RD&E Hospital.

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- Modern Apartment
- Two Bedrooms
- En-Suite Shower Room
- Main Bathroom
- Fully Fitted Kitchen
- Lounge/Dining Room
- Great location
- Leasehold: 999 years from 2025
- EPC: C
- Council Tax Band: A

Asking Price £220,000



### SITUATION

Conveniently situated in a popular residential area, the property enjoys a prime location close to the Royal Devon & Exeter Hospital and within easy reach of local shops, schools, and transport links. Exeter city centre is just over a mile away, offering a comprehensive range of shopping, dining, and leisure facilities. The area is well-served by public transport, with regular bus routes nearby and quick access to the M5 and Exeter Airport.

### DESCRIPTION

Flat 4, 78 Hoker Road is a well-presented and modern two-bedroom apartment, positioned on the first floor of a purpose-built block of just six homes. The property is offered with no onward chain and would suit a range of buyers including first-time purchasers, investors, or those seeking a convenient home close to key amenities.

### ACCOMMODATION

Entering via the front door, you are welcomed into a spacious entrance hallway with a useful storage cupboard and doors leading to all principal rooms. To the right, the well-appointed modern bathroom is fitted with a white suite comprising a panelled bath with shower over, wash hand basin, and low level WC. The sitting/dining room is a generously sized and naturally bright space, benefiting from three double glazed windows that allow for excellent natural light. There is ample room for both a comfortable seating area and dining table. The kitchen is open to the sitting room, fitted with a range of matching wall and base units with worktops, integrated dishwasher, oven and hob, and space for a freestanding fridge/freezer and washing machine. There are two well-proportioned bedrooms, with the principal bedroom being a comfortable double and enjoying the benefit of a contemporary en-suite shower room.

### OUTSIDE

The apartment comes with one allocated parking space and access to a communal garden area to the rear of the building, providing a pleasant shared outdoor space.

### LEASE INFORMATION

As part of the sale, the vendor has advised that a lease of 999 years is in the process of being created for this property with a ground rent of £150 and a service charge of £750 per annum. Additionally, 78 Hoker Road Management will be formed as part of the sale.

### SERVICES

Utilities: Mains electric, mains gas, mains water, telephone and broadband  
Drainage: Mains drainage  
Heating: Gas central heating  
Tenure: Leasehold  
EPC:  
Council tax band: A  
Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).

### AGENTS NOTE

Every effort has been made to ensure these details are accurate; however, they are not guaranteed and should be independently verified.

### DIRECTIONS

From the City Centre, continue East out of the city along Heavitree Road passing the Police Station, straight on through the traffic lights joining Fore Street, continue along Fore Street passing Heavitree shopping area to include a Post Office, going down Fore Street which then turns into East Wonford Hill, turn right into Salters Road, Continue along Salters Road until the roundabout by the local shop, apartment 4 78 Hoker Road will be found directly on the right hand side. Turn right at the roundabout where the entrance to the development will be found.





Approximate Gross Internal Area = 55.9 sq m / 602 sq ft

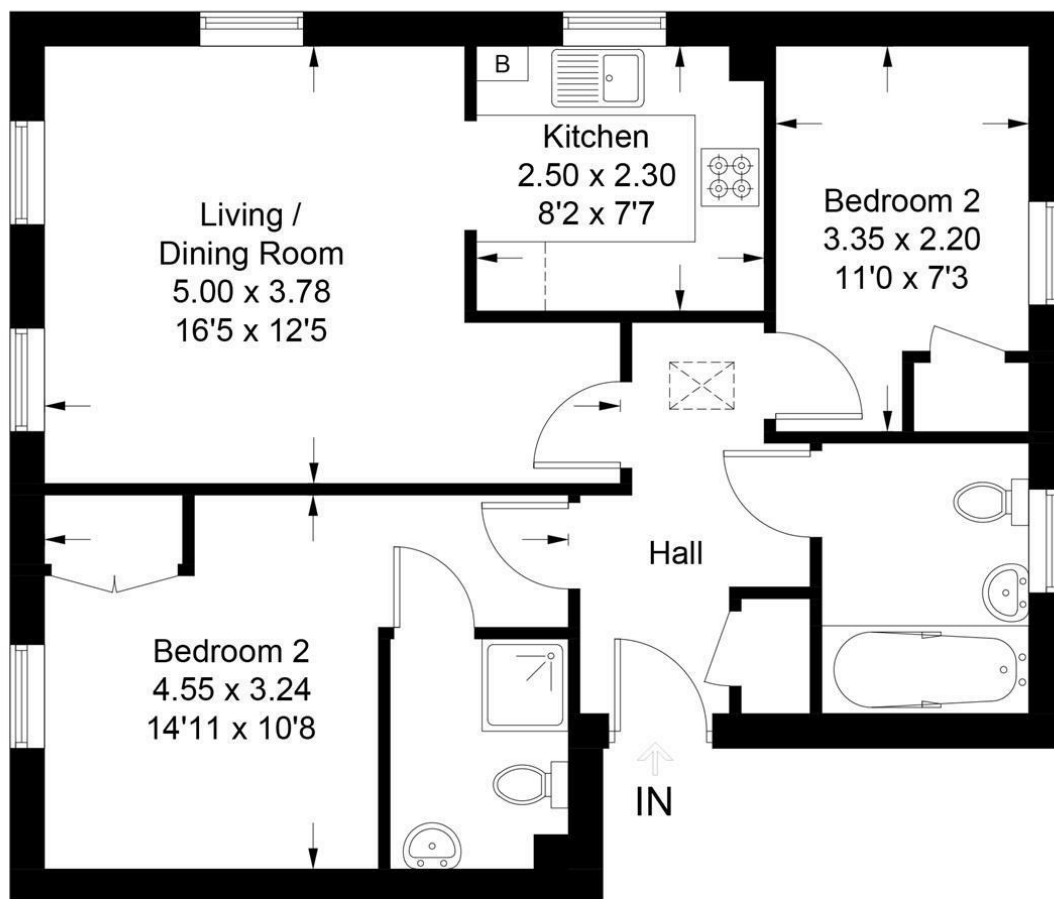


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1204704)

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		78	79
EU Directive 2002/91/EC			

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