



Looe Road, Exeter, EX4 4BW

Close to local amenities | Close to the university | 360 virtual tour | wonderful first time buy or investment

Close to St Davids station | Period features/ modern twist | Recently decorated | Modern kitchen

Offers In Excess Of: £250,000

HUNTERS®
HERE TO GET *you* THERE

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This lovely cottage comes to the market boasting period features with a modern twist, there are two double bedrooms, wonderful fire places and so very much more, so whether you are looking for a first step on the property ladder or an investment that is close to St Davids station and the university then look no further, the property boasts a modern kitchen and bathroom and has been decorated with care and love throughout, freehold, EPC D

PORCH

Door to the hallway:

HALLWAY

Door to the lounge, door to the dining room:

LOUNGE

3.10m (10' 2") x 3.30m (10' 10")

Obscured window to the front aspect, feature fire place, radiator, door to the hall way, opening to the dining room:



DINING ROOM

3.12m (10' 3") x 2.94m (9' 8")

Window to the rear aspect, feature fire place, under stairs storage, stairs to the first floor, opening to the kitchen, radiator:



KITCHEN

2.61m (8' 7") x 3.80m (12' 6")

Door to the court yard garden, window to the garden, low and high level cupboards, roll top work surfaces, space for a washing machine, space for a dish washer, space for a fridge freezer, built in electric hob, oven and extractor, door to bathroom and WC:



WC

1.83m (6' 0") x 0.89m (2' 11")

Obscured window to the side aspect, low level WC, radiator:



BATHROOM

1.57m (5' 2") x 1.78m (5' 10")

Obscured window to the rear aspect, hand basin, bath with shower over:



MASTER BEDROOM

3.94m (12' 11") x 3.00m (9' 10")

Window to the front aspect, feature fire place, radiator, built in wardrobes, access to the loft space:



BEDROOM

2.94m (9' 8") x 3.02m (9' 11")

Window to the rear aspect, feature fire place, built in wardrobes:



OUTSIDE REAR

To the rear of the property is a court yard garden, which is accessed from the door in the kitchen, to the first level up some steps to a second level that gives you space for a bistro table, there are mature shrubs.



OUTSIDE FRONT

The property is accessed via the front door straight from the main path, there is permit parking outside the property.



OPENING HOURS

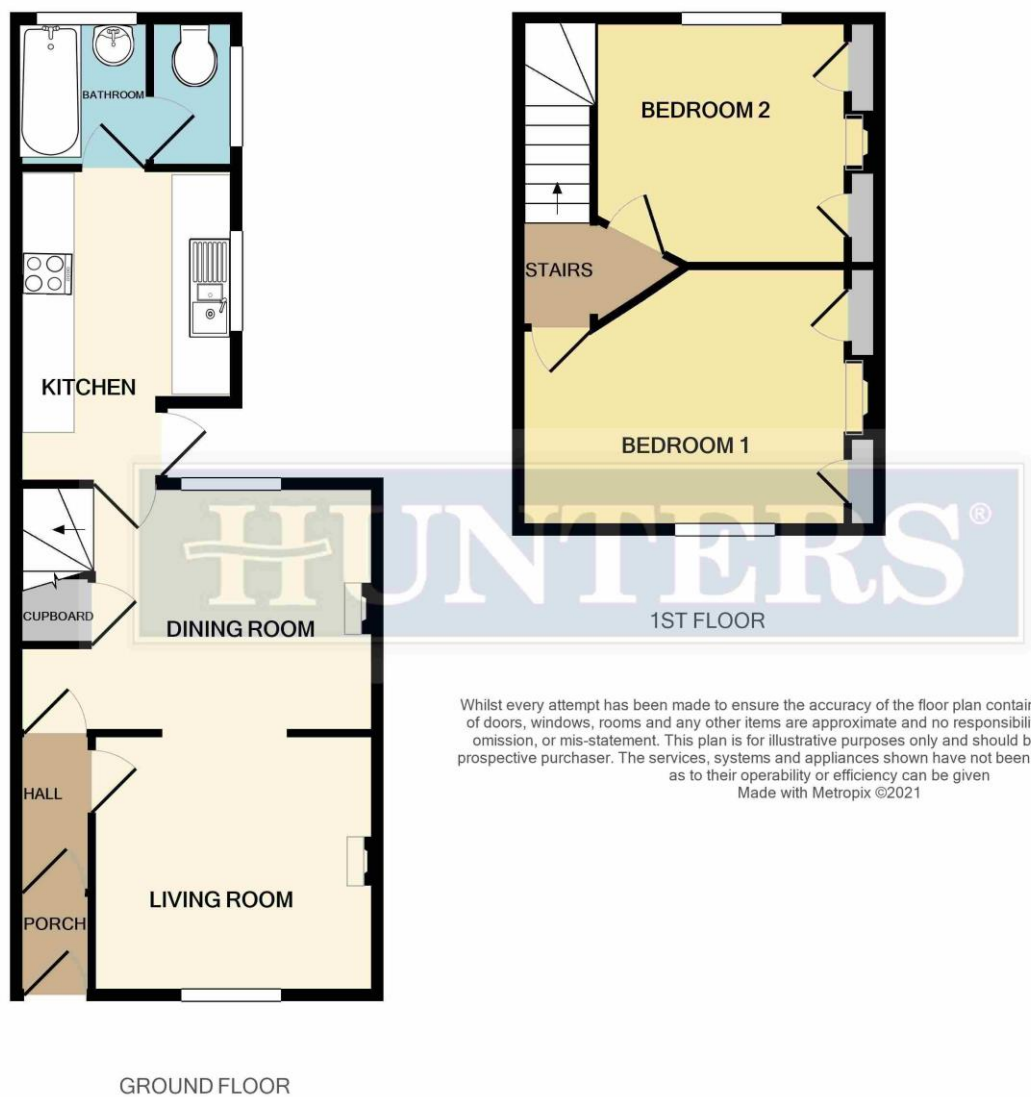
Monday to Friday 09:00 to 17:30

Saturday 09:30 to 14:00

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Looe Road, Exeter, EX4 4BW | £250,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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