

HUNTERS[®]

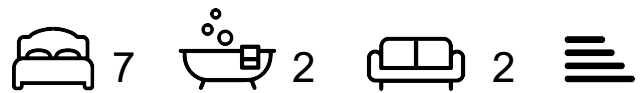
HERE TO GET *you* THERE



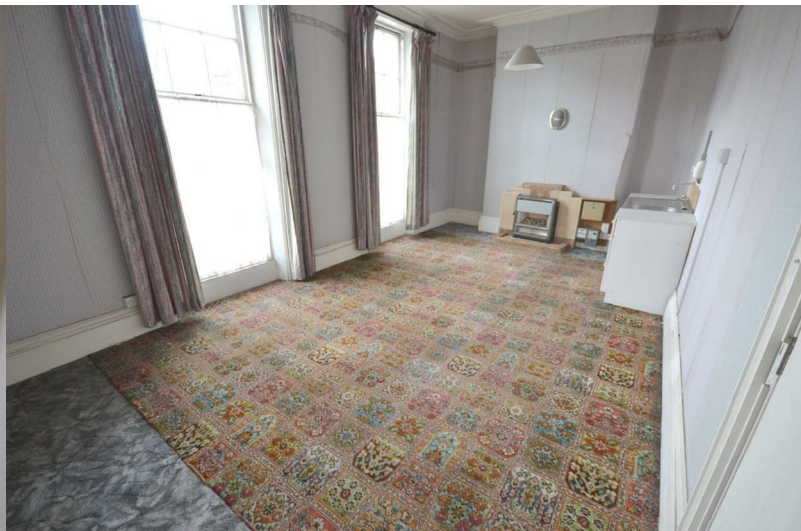
Longbrook Street

Exeter, EX4 6AW

Guide Price £625,000



Council Tax: E



49 Longbrook Street

Exeter, EX4 6AW

Guide Price £625,000



HALLWAY

Door to bedroom, door to living area, under stairs storage cupboard, door to bathroom, door to porch:

GROUND FLOOR BEDROOM/ LIVING SPACE

15'9" x 11'10" (4.80 x 3.61)

Window to the front aspect, fire place, radiator:

LIVING SPACE

12'2" x 13'2" (3.71 x 4.02)

Window to the rear aspect, fireplace, alcove storage, door to the kitchen, radiator:

GROUND FLOOR BATHROOM

5'0" x 8'0" (1.53 x 2.44)

Obscured window to the rear garden, low level WC, hand basin, bath:

KITCHEN

5'10" x 14'4" (1.77 x 4.37)

Door to the rear garden, low level cupboards, space for a cooker, space for a fridge freezer, window to the rear garden:

FIRST FLOOR LANDING

Door to the bathroom, doors to all bedrooms on the first floor:

FIRST FLOOR BATHROOM

4'5" x 13'6" (1.34 x 4.11)

obscured window to the rear aspect, obscured window to the rear garden, bath, hand basin and low level WC:

FIRST FLOOR BEDROOM

12'2" x 13'9" (3.71 x 4.19)

Boarded fire place, window to the rear aspect:

FIRST FLOOR BEDROOM

22'3" x 11'11" (6.79 x 3.64)

Two windows to the front aspect, fire place, sink and drainer:

SECOND FLOOR LANDING

Doors to all bedrooms, door to under stairs cupboard, door to the stairs leading to the loft room:

SECOND FLOOR BEDROOM

13'8" x 12'9" (4.17 x 3.89)

Boarded fire place, window to the rear aspect:

SECOND FLOOR BEDROOM

13'0" x 11'10" (3.96 x 3.60)

Window to the front aspect, sink and drainer:

SECOND FLOOR BEDROOM

9'9" x 9'8" (2.97 x 2.95)

Window to the front aspect, sink and drainer:

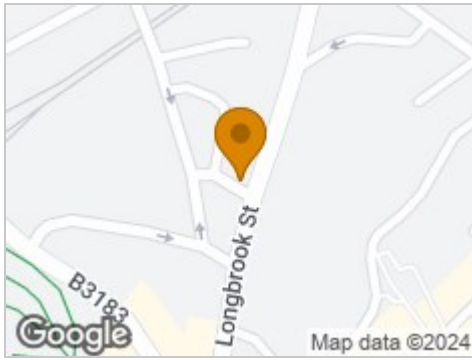
LOFT ROOM

9'9" x 21'7" (2.97 x 6.58)

Window to the side aspect:



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Exeter Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **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.