

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Blackboy Road

Exeter, EX4 6SZ

£245,000



Council Tax: A



# 35a Blackboy Road

Exeter, EX4 6SZ

£245,000



## Outside front

To the front of the property is a garden with shingle and mature shrubs, there is a wall and a gate that leads to the public footpath.

The property is accessed through a communal door leading to the front door of the property.

## Lounge

14'9" x 12'3" (4.51m x 3.74m )

Large bay window to the front aspect, feature fire place, door to the hallway, radiator

## Bathroom

3'9" x 7'10" (1.15m x 2.39m )

Walk in shower, hand basin, low level WC, heated towel rail

## Bedroom two

15'2" x 10'11" (4.63m x 3.33m)

Window to the rear court yard, feature fire place, window to the front aspect, radiator

## Kitchen

10'11" x 8'1" (3.33m x 2.47m)

High and low level cupboards, roll top work surfaces, window to the side aspect, window to the rear court yard, built in electric hob, oven and extractor, one and a half bowl sink and drainer, space for a fridge freezer, door to bedroom one.

## Bedroom one

9'4" x 10'11" (2.85m x 3.34m)

Window to the rear court yard, radiator, built in wardrobe, cupboard housing the boiler

## En-Suite

6'9" x 6'7" (2.06m x 2.01m )

Window to the rear aspect, P shape bath with shower over, low level WC, hand basin, heated towel rail.

## Garage

18'1" x 12'2" (5.52m x 3.71m )

Electricity, power, plumbing for a washing machine, space for a tumble dryer, up and over door.

## Outside

Small enclosed, pathed court yard garden, access from the kitchen, access to the garage.

## Material Information - Exeter S

Tenure Type; Lease/ share of the freehold

Leasehold Years remaining on lease; 999

Leasehold Annual Service Charge Amount £

Council Tax Banding; A

- \* Guide price £245,000-£255,000 \*
- \* Tenants in situ, investors only \*
- Two double bedrooms
- Modern kitchen
- Master bedroom en-suite
- Close to the university
- Walking distance to the city centre
- Close to the train station
- Garage
- Private court yard garden



\* Guide price £245,000-£255,000 \* Tenants in situ, investors only \* This property comes to the market after being recently decorated throughout, it has a modern kitchen and boasts not only a family bathroom, but a master bedroom which benefits from an en-suite, the property is situated in a good location with close proximity to the university, city centre and Polsloe train station, the property comprises of two good sized bedrooms, lounge, kitchen diner along with its own enclosed court yard garden and GARAGE....  
With the property comes a long lease and a part share of the buildings freehold.



## Road Map



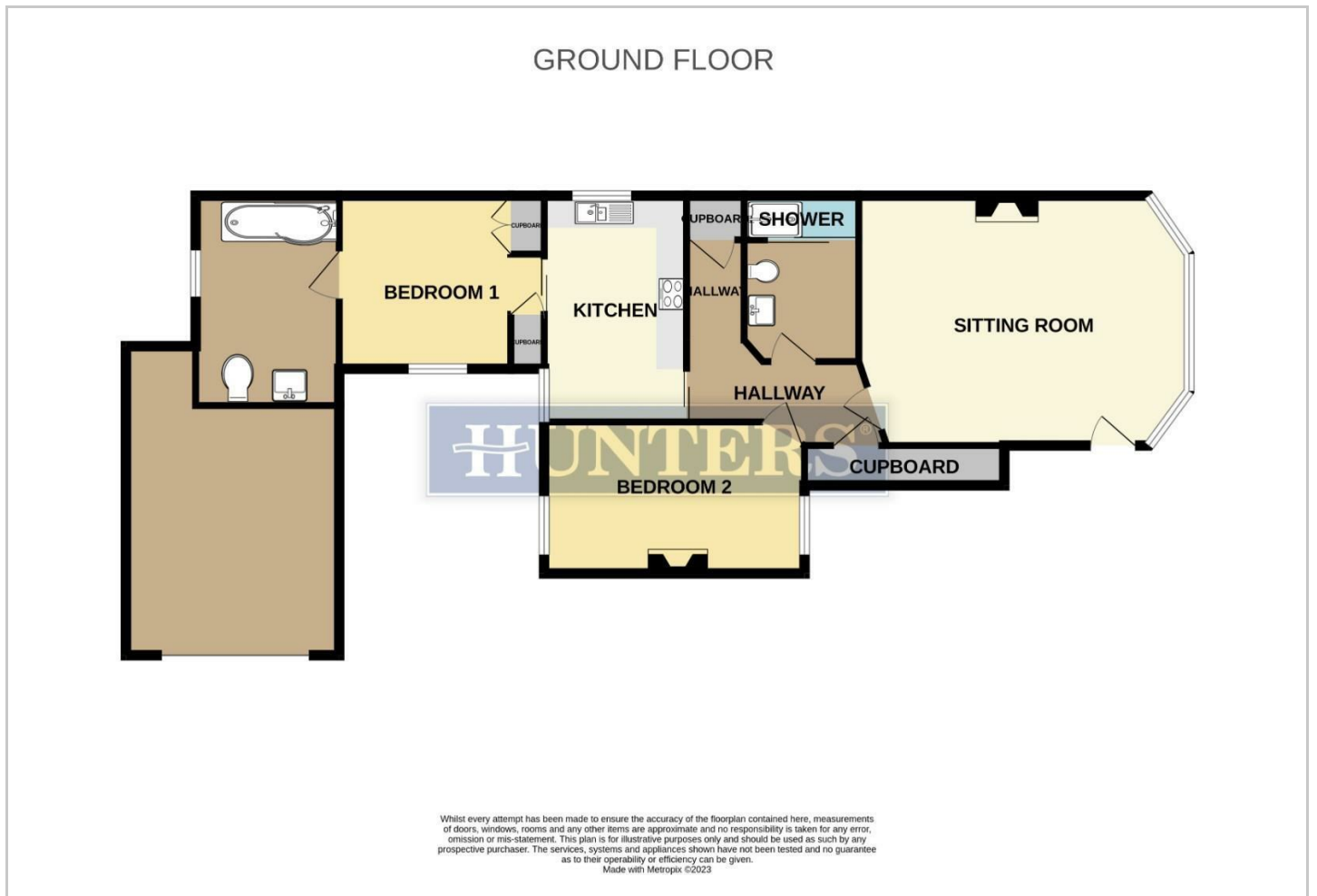
## Hybrid Map



## Terrain Map



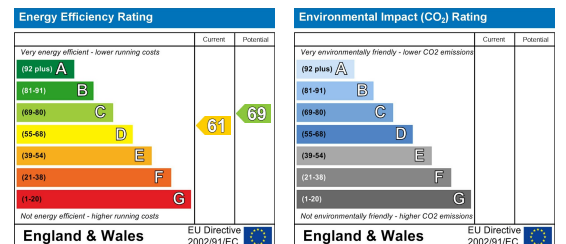
## Floor Plan



## 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.