

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## St. Sidwells Avenue

Exeter, EX4 6QW

Asking Price £275,000



Council Tax: B





# 22 St. Sidwells Avenue

Exeter, EX4 6QW

Asking Price £275,000



## Hallway

Stairs to the first floor and a wonderful stain glass feature window, under stairs storage, door to the kitchen/ diner, door to the lounge.

## Lounge

10'9" x 12'0" (3.30m x 3.67m )

Large bay window to the front aspect with original sashes, radiator, feature fire place.

## Kitchen/ Diner

10'10" x 15'11" (3.32m x 4.87m )

Window to the side aspect, window and door to the rear aspect, patio doors to the sun room, single bowl sink and drainer, space for a cooker, low level cupboards and roll top work surface, feature fire place, space for a table and chairs, small storage cupboards.

## Sun room

14'2" x 6'5" (4.33m x 1.98m )

Door to the side aspect, door to the rear aspect, opening to a storage/ utility area, glass windows to all aspects.

## Landing

Access to the loft which is partially boarded, door to both bedrooms and the family bathroom.

## Master bedroom

17'2" x 10'4" (5.24m x 3.16m)

Large bay window to the front aspect with original sashes, feature fire place, radiator, alcoves for storage, storage cupboards.

## Bedroom Two

11'6" x 9'9" (3.52m x 2.98m)

Large window to the rear aspect, feature fire place, radiator.

## Family bathroom

7'1" x 8'1" (2.18m x 2.47m)

Partially obscured window to the rear aspect, Low level WC, hand basin, cupboard housing the gas combi boiler, bath and a heated towel rail.

## Outside

To the front of the property the door opens straight on to the main street, there is the option of permit parking.

To the rear of the property is a fully enclosed garden which is in need of a little TLC but is a lovely sun trap, there is a gate giving access to the front of the property, there is a patio area and the garden is of a court yard style.

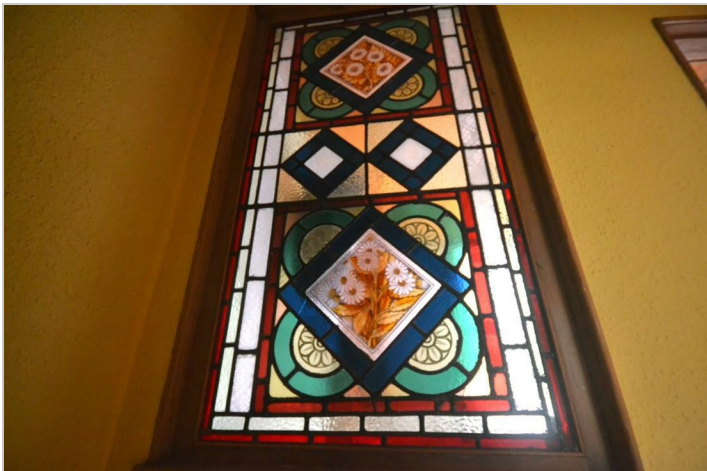
- Sought after location
- Great potential investment
- City centre location
- Close to local amenities
- Two double bedrooms
- Kitchen/ Diner
- Period features
- Good transport links



Sought after city centre location....

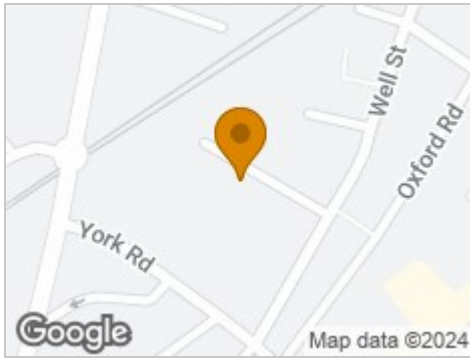
Could this be your initial step on the property ladder or a very astute investment, nestled in a cul-de-sac within walking distance of the city centre and of course St James Park...

This property comes to the market after being loved for decades, it is in need of a little TLC but boasts period features and the opportunity to create something a little special, briefly the property comprises of two good sized bedrooms, a family bathroom, lounge, kitchen/ diner and if that wasn't enough a sun room with the potential to create a utility cupboard.





## Road Map



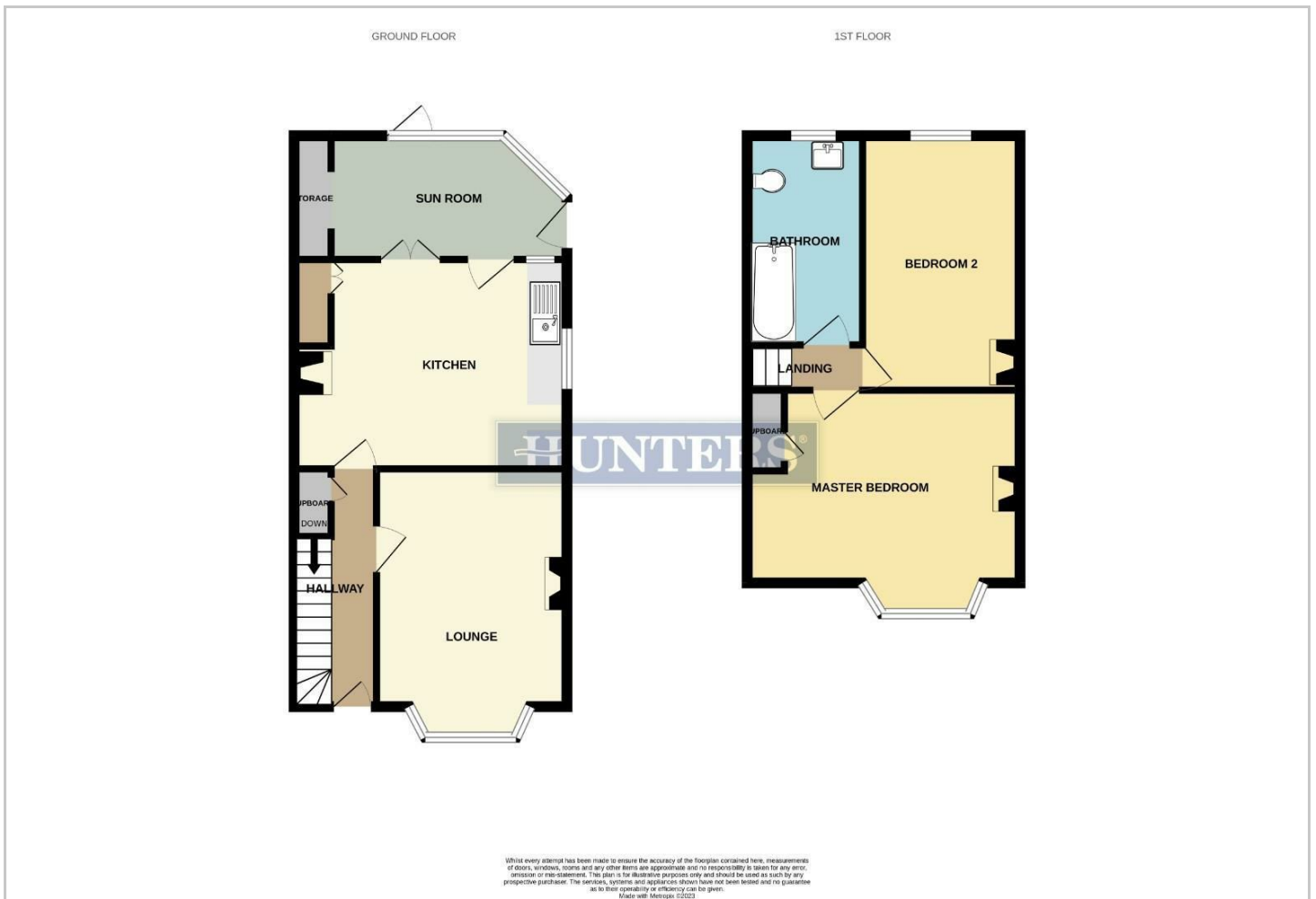
## Hybrid Map



## Terrain Map



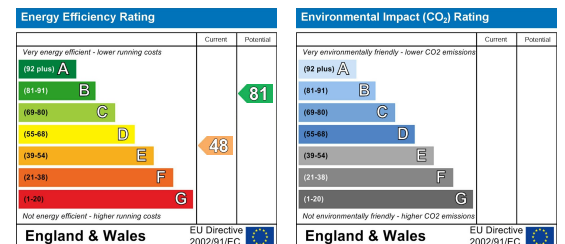
## Floor Plan



## 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.