

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Quarry Park Road

Exeter, EX2 5PD

Offers Over £300,000



Council Tax: C



# 61 Quarry Park Road

Exeter, EX2 5PD

Offers Over £300,000



## ENTRANCE

Stairs to first floor and glazed double doors opening to lounge

## LOUNGE

13'5" x 12'6" (4.11m x 3.83m )

Two windows to the front aspect, understairs cupboard and opening to kitchen / diner

## KITCHEN DINER

15'7" x 10'4" (4.77 x 3.15)

Matching eye level and base level units, work surfaces with tiled walls, integrated sink with drainer, window to the side and rear, door to rear. Breakfast bar, integrated cooker with four ring hob extractor over. Under counter space and plumbing for washing machine and fridge / freezer. Double doors leading to the rear garden.

## FIRST FLOOR

### LANDING

Window to side, loft access and doors to all upstairs bedrooms.

### BEDROOM ONE

13'10" x 9'3" (4.23 x 2.82)

Window to front, radiator and fitted wardrobes.

### BEDROOM TWO

9'1" x 9'1" (2.79 x 2.77)

Fitted cupboard , window to the rear and radiator.

### BEDROOM THREE

10'2" x 6'8" (3.12 x 2.05)

Fitted cupboard, radiator and window to front.

## OUTSIDE

To the front of the house there is a front garden which is mainly laid to lawn, raised patio area to watch the world go by and stone chipped pathway. There is a driveway for one car and door to the garage

To the rear of the house there is a tiered garden which is low maintenance and patio, There is access to the garage via a rear door.

## GARAGE

16'6" x 8'7" (5.03 x 2.62)

Light and power



## Road Map



## Hybrid Map



## Terrain Map



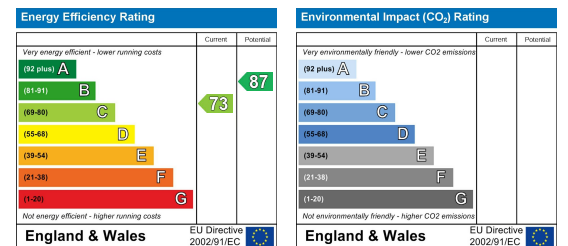
## Floor Plan



## 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.