

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Webley Road

Exeter, EX2 9HQ

Guide Price £270,000



Council Tax: C



# 7 Webley Road

Exeter, EX2 9HQ

Guide Price £270,000



## Hallway

Door to the lounge, stairs to the first floor.

## Lounge

16'2" x 12'3" (4.95m x 3.74m)

Window to the front aspect, radiator, door to under stairs cupboard, feature fire place housing the back boiler, folding doors to the dining room.

## Dining Room

8'11" x 8'9" (2.73m x 2.67m )

Window to the rear aspect, radiator, opening to the kitchen.

## kitchen

6'0" x 8'7" (1.85m x 2.63m )

High and low level cupboards, roll top work surfaces, door to the rear garden, partially obscured window to the rear garden, space for a washing machine, free standing cooker and fridge freezer.

## Landing

Doors to all three bedrooms and the family bathroom, access to the loft space that is partially boarded.

## Bathroom

6'3" x 6'0" (1.92m x 1.84m )

Partially obscured window to the rear aspect, bath with electric shower over, low level WC and hand basin.

## Master bedroom

12'11" x 12'10" (3.94m x 3.92m )

Window to the rear aspect, small built in wardrobe/cupboard housing the hot water tank, radiator.

## Bedroom two

8'11" x 11'6" (2.73m x 3.51m )

Window to the front aspect, radiator.

## Bedroom three

7'10" x 8'2" (2.39m x 2.50m )

Window to the front aspect, radiator.

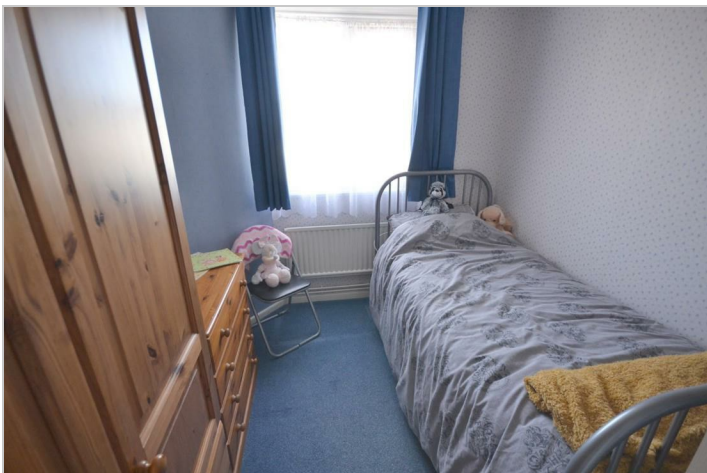
## Outside

To the rear of the property is a very well maintained, fully enclosed garden, from the rear door is a nice decked area ready for entertaining, the rest of the garden is laid to a patio, with a further decked area running down the middle of the garden, there are several good sized storage sheds and an under cover space, the garden benefits from a gate allowing access to the front of the property.

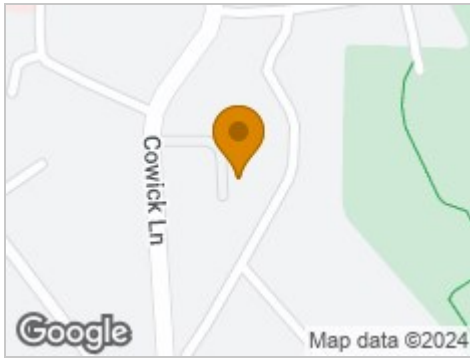
To the front of the property is low gate and wall proving a path with a couple of steps leading to the front of the property, there are mature shrubs and off road parking.

- \* Guide price £270,000-£280,000 \*
- Private cul-de-sac
- Quiet location
- Enclosed rear garden
- Close to local amenities
- Good transport links
- South facing rear
- Wonderful family home or potential investment
- Potential to extend
- Off road parking

\* Guide price £270,000-£280,000 \* PRIVATE CUL-DE-SAC location, in the sought after area of St Thomas, close to local schools and with in walking distance to local amenities, this property offers more than its façade would initially let on three bedrooms, lounge and dining room plus a kitchen and bathroom, it is like a Tardis once you are through the door, it also boasts good transport links and off road parking, this property is simply wonderful and would be an ideal first purchase or family home, hidden away in a quiet Cul-de-sac location could you possibly ask for any more.....



## Road Map



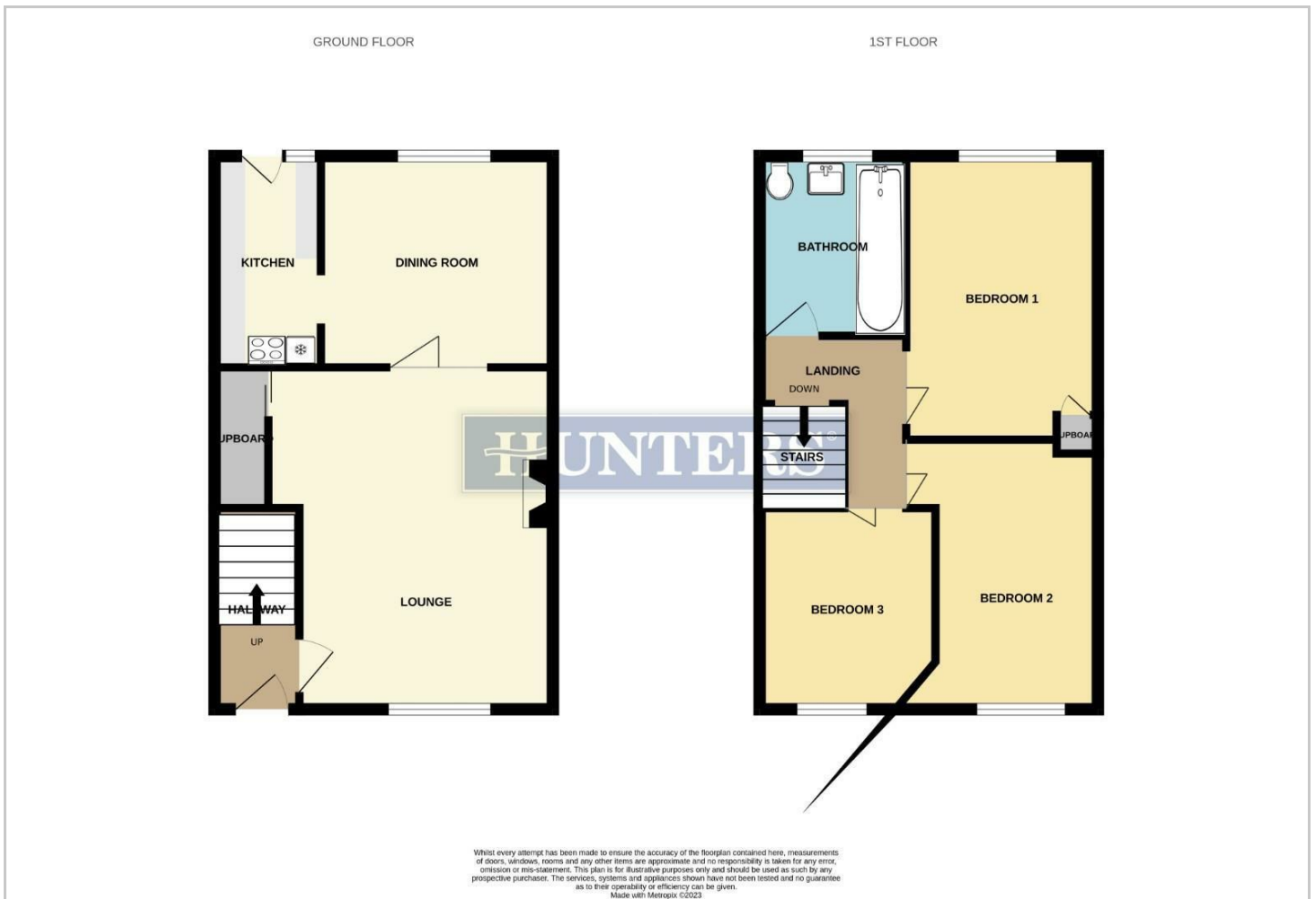
## Hybrid Map



## Terrain Map



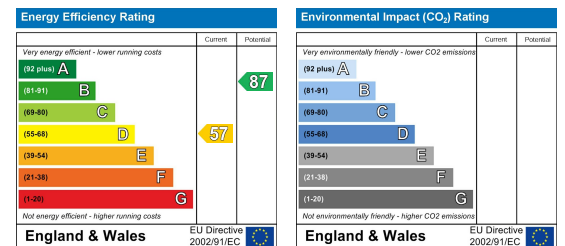
## Floor Plan



## 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.