

HUNTERS[®]

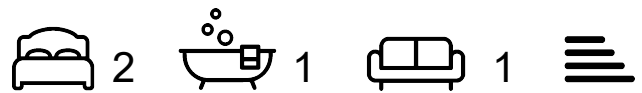
HERE TO GET *you* THERE



Moon Ridge

Newport Park, Exeter, EX2 7EW

Offers In The Region Of £175,000



Council Tax: A



11 Moon Ridge

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Kitchen

9'2" x 12'10" (2.81m x 3.93m)

High and low level cupboards, large cupboard housing the boiler, window to the side aspect, sink and drainer, space for a fridge freezer, cooker and washing machine, roll top work surfaces, door to the side aspect.

Hallway

Doors to the dining room, bathroom and both bedrooms.

Lounge

19'1" x 11'7" (5.83m x 3.55m)

Two large bay windows to the rear aspect, window to the side aspect, feature fire place three radiators, opening to the dining room.

Dining room

9'8" x 8'11" (2.97m x 2.73m)

Door to the side aspect, window to the side aspect, space for a table and chairs, radiator, opening to the lounge.

Bathroom

5'6" x 6'10" (1.69m x 2.10m)

Slightly obscured window to the side aspect, bath with electric shower over, low level WC, hand basin, heated towel rail.

Bedroom one

9'3" x 10'10" (2.83m x 3.31m)

Window to the front aspect, built in wardrobes, radiator.

Bedroom two

9'4" x 9'9" (2.86m x 2.99)

Window to the front aspect, build in wardrobes, radiator.

Outside

To the rear of the property is a good sized patio area over looking the marshes with views towards the estray and Topsham, the property boasts a wrap around garden which gives further space either side of the property, for sitting and relaxing or entertaining, there is also a storage shed with steps either side of the property leading to the relevant entrances.

To the front of the property is a beautifully maintained, mature garden, with a wonderful selection of mature shrubs and plants.

Material Information - Exeter S

- Tenure Type: Freehold
- Monthly Service Charge Amount £202.31
- In need of some modernisation
- Council Tax Banding; A

- Chain free
- Wonderful location with views of the estray
- Wrap around garden
- Fully insulated
- New windows
- Deceptively large living space
- Allocated parking space
- Quiet location

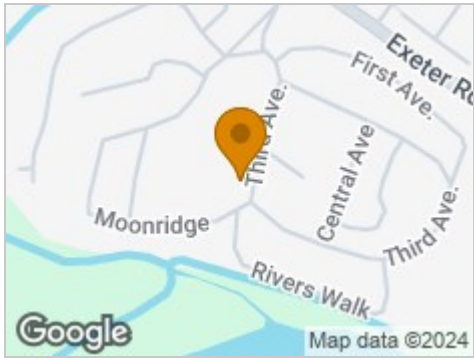
This wonderful home nestled perfectly in the mature and popular location of Newport park benefits from estuary views and is situated on one of the most desirable roads within Newport park, the property has a full wrap around garden that is mature and full with shrubs and plants, there is also a lovely good sized patio area to entertain and enjoy.

If you are looking for somewhere to relax and unwind then could this be the home for you.

Briefly this property comprises of two good sized bedrooms, a lounge a dining room, family bathroom and kitchen, there is also an allocated parking space and lots of room outside.



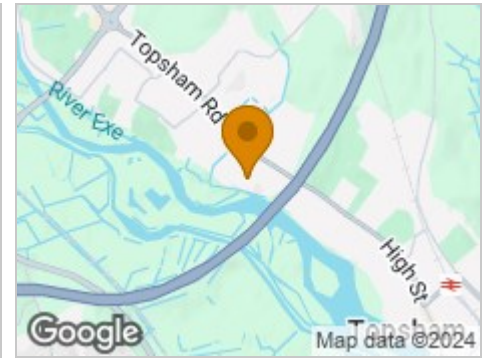
Road Map



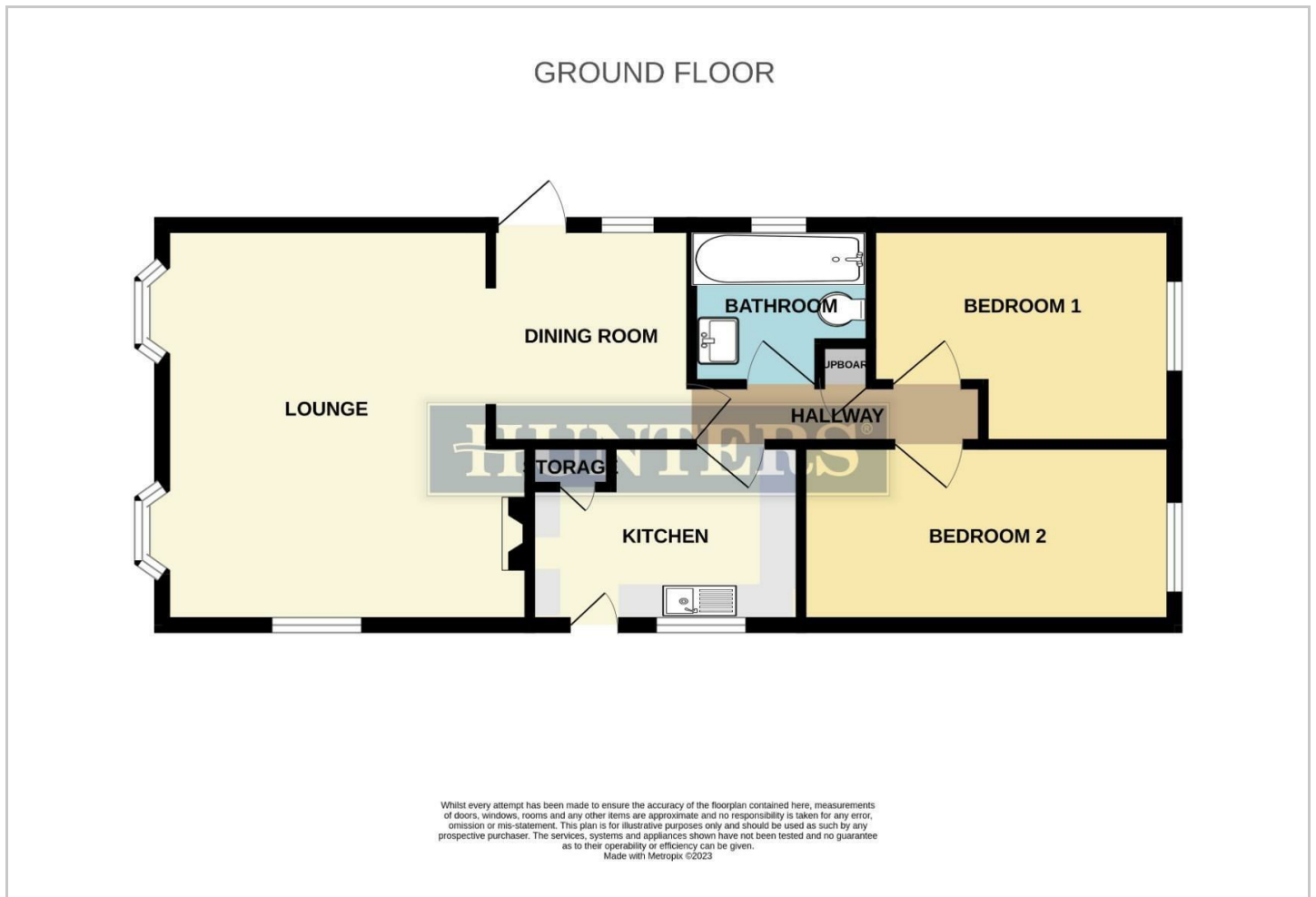
Hybrid Map



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.