

HUNTERS[®]

HERE TO GET *you* THERE



Newport Road

Exeter, EX2 7EE

Offers Over £320,000



Council Tax: C



31 Newport Road

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Hallway

Stairs to the first floor, under stairs storage, doors to the kitchen and lounge/ diner, window to the front aspect.

Lounge/ Diner

22'5" x 13'5" (at largest point) (6.83 x 4.09 (at largest point))

Space for a dining table, patio doors to the rear/side garden, window to the front aspect, radiators.

Kitchen

10'1" x 9'0" (3.07 x 2.74)

Window to the rear aspect, door to the rear garden, high and low level cupboards, roll top worksurfaces, built in hob, oven and extractor, space for a fridge freezer.

Landing

Access to the loft space, door to the utility room, doors to the family bathroom and all three bedrooms.

Master bedroom

13'3" x 12'7" (4.04 x 3.84)

Window to the front aspect, radiator, new laminate floor.

Bedroom two

13'7" x 9'0" (4.13 x 2.75)

Window to the side aspect radiator, new laminate floor.

Bedroom three

11'0" x 9'9" (3.36 x 2.98)

Two windows to the front aspect, radiator, built in storage cupboard, new laminate.

Family bathroom

The bathroom has been beautifully renovated and consists of a low level WC, hand basin, vanity unit and walk in shower with a rain forest shower head, two partially obscured windows to the rear aspect, the bathroom has stunning ceramic tiles throughout.

Utility Room

Room for both a washing machine and tumble dryer.

Outside

To the front of the property the garden is laid to a hardstanding and gravel area giving parking for at least two cars, there are a couple of steps leading to a small under cover area which gives access to the front door, there is a small passageway that leads you to a gate giving access to the rear garden.

To the side and rear of the property is a good sized wrap around garden with multiple areas, there are decked areas and patio areas for entertaining, there is also a space which is laid to grass, the property also benefits from a brick outhouse for storage and outside WC (Potential to covert with relevant planning)



- Recently renovated throughout
- Fantastic corner plot
- Three double bedrooms
- Off road parking for multiple cars
- Close to local schools
- Good transport and road links
- Quiet location
- Large lounge/ diner
- Wrap around garden
- Utility room/ cupboard



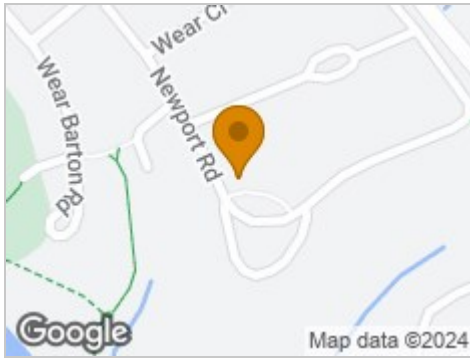
Beautiful, semi detached property positioned on a corner plot, recently renovated, three double bedroomeed and bursting with potential comes to the market in remarkable condition...

The property which is situated in a sought after location just off Topsham road has been recently renovated throughout, it is bright, airy and very modern, just a short distance from Topsham and Exeter could you possibly want for anymore.

The property briefly comprises of an open plain lounge/ diner, kitchen, three **DOUBLE** bedrooms, family bathroom and even a utility room/ cupboard plus a good sized wrap around garden and off road parking.



Road Map



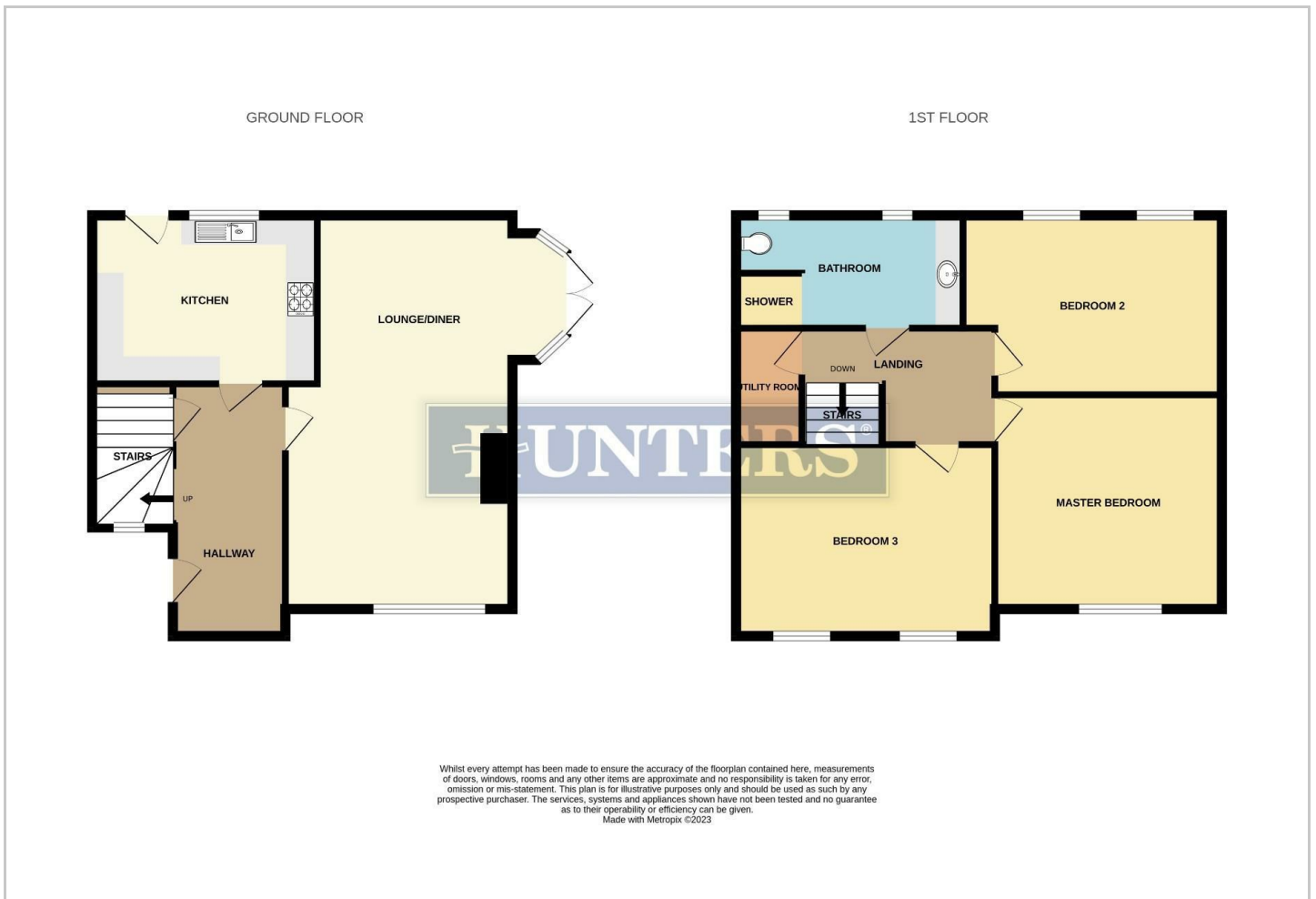
Hybrid Map



Terrain Map



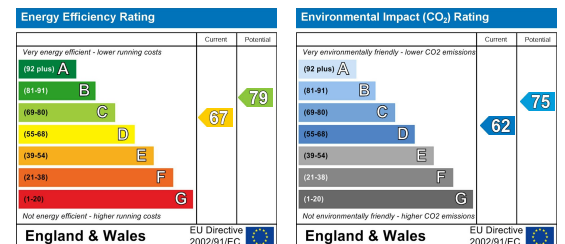
Floor Plan



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.