

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Shakespeare Road

Exeter, EX2 6DD

Guide Price £300,000



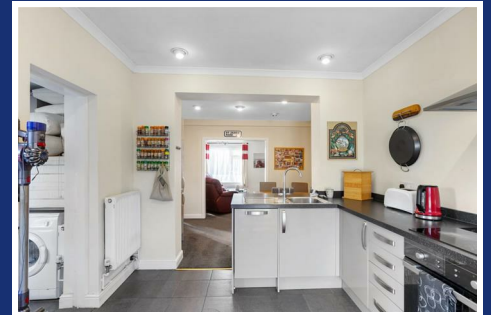
Council Tax:



# 80 Shakespeare Road

Exeter, EX2 6DD

Guide Price £300,000



## Hallway

Space for coats and shoes, stairs to the first floor, door to the family bathroom, opening to the dining space.

## Lounge area

17'7" x 11'10" (5.38m x 3.63m )

Large window to the front aspect, feature fire place, window to the side aspect, radiator.

## Dining space

7'10" x 11'2" (2.40m x 3.42m )

Space for a dining table, opening and partial island leading to the kitchen, opening to the lounge area.

## Kitchen

9'9" x 10'9" (2.98m x 3.29m )

Partial island housing a single bowl sink and drainer, opening to the utility space, window to the side aspect, patio doors leading to the rear garden, high and low level cupboards, roll top work surfaces, built in ceramic hob, oven and extractor.

## Utility room

4'6" x 6'1" (1.39m x 1.87m )

Window to the rear aspect, space for a washing machine and drier, roll top work surface and low level cupboard, boiler.

## Family bathroom

5'7" x 5'9" (1.72m x 1.76m)

Low level WC, hand basin, radiator, bath with shower over.

## Landing

Access to the loft space, doors to all bedrooms, window to the rear aspect.

## Bedroom one

11'11" x 10'5" (3.64m x 3.20m )

Two windows to the front aspect, alcoves and a radiator.

## Bedroom two

7'10" x 11'3" (2.41m x 3.43m )

window to the rear aspect, radiator.

## Bedroom three

6'9" x 8'10" (2.06m x 2.71m)

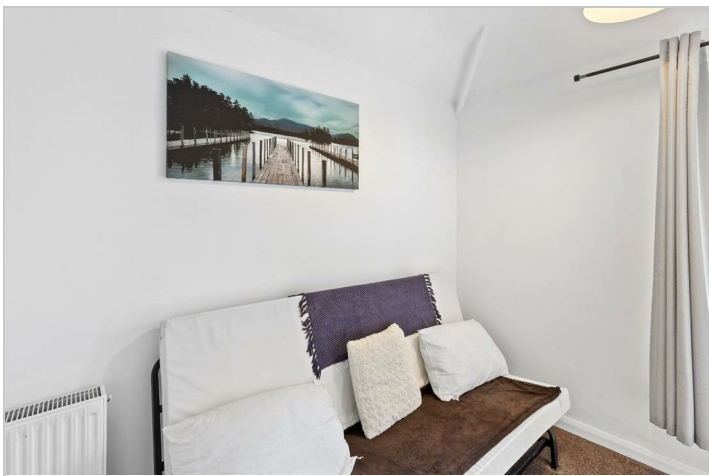
Window to the front aspect, radiator.

This wonderful property comes to the market after being renovated throughout, nestled in a popular location, close to local amenities, schools and the RD&E hospital, it boasts a corner plot, off road parking and a double garage with work space.

The property has been renovated to a good standard including new boiler, new windows, kitchen and more, it has been extended to create a large open plan living space along with a utility space, in addition there are three good sized bedrooms and a family bathroom.

This property genuinely ticks all of the boxes, family home, next step on the ladder, that investment you have been looking for or potentially your first home.

- Corner plot
- Renovated throughout
- Double garage/ workspace and off road parking.
- Large open plan living space
- Close to local amenities
- Close to local schools
- Good transport links
- Utility space



## Road Map



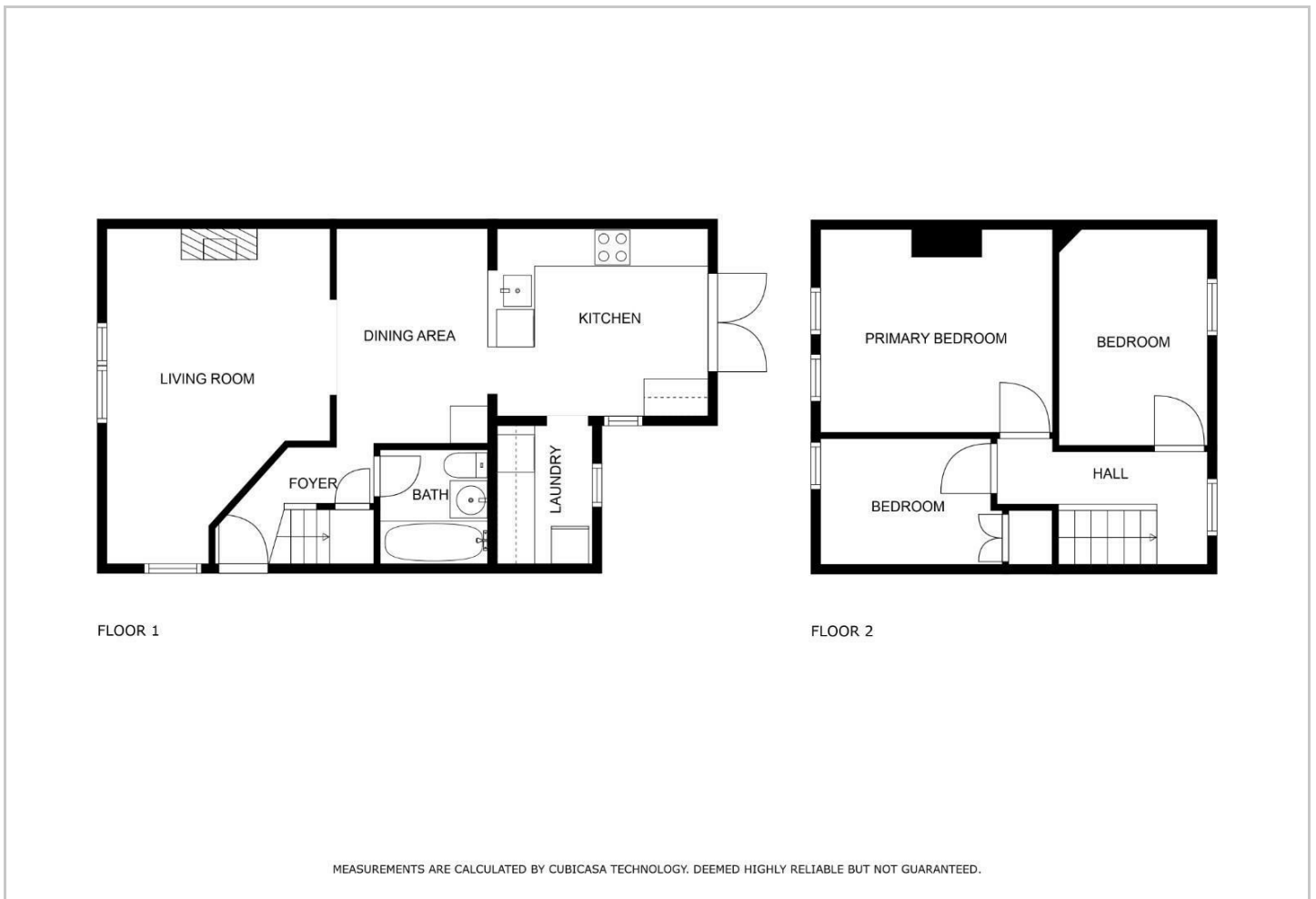
## Hybrid Map



## Terrain Map



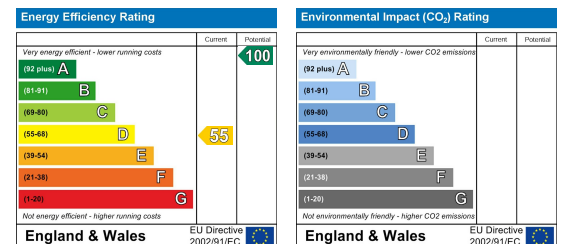
## Floor Plan



## 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.