

HUNTERS[®]

HERE TO GET *you* THERE



Grecian Way

EX2 5PF

Asking Price £460,000



Council Tax: E



18 Grecian Way

EX2 5PF

Asking Price £460,000



Hallway

Doors to the cloakroom, lounge, kitchen/ breakfast room and utility cupboard, stairs to the first floor

Lounge

17'8" x 10'11" (5.41m x 3.35m)

Two sets of patio doors leading to the rear garden, French doors to the dining room, feature fire place with Roman marble, radiator.

Dining room

10'0" x 10'4" (3.07m x 3.16m)

Dual aspect windows one to the front aspect one to the rear aspect, radiator.

Kitchen/ breakfast room

17'8" x 9'4" (5.40m x 2.86m)

Large bay style window to the front aspect, space for a table and chairs, window to the front aspect, sink and drainer, built in gas hob, extractor and eye level oven, built in dish washer, high and low level cupboards, roll top work surfaces, radiator, underfloor heating.

Utility cupboard

4'1" x 6'3" (1.27m x 1.92m)

Plumbing for a washing machine, space for a washing machine, low level freezer.

Cloakroom

2'11" x 5'5" (0.90m x 1.67m)

Partially obscured window to the front aspect, low level WC, hand basin.

Landing

Window to the side aspect, doors to all four bedrooms and the family bathroom along with the airing cupboard.

Master bedroom

11'4" x 10'7" (3.46m x 3.23m)

Built in wardrobes, window to the rear aspect, radiator.

Bedroom two

9'5" x 9'7" (2.88m x 2.93m)

Window to the front aspect, radiator.

Bedroom three

9'6" x 8'1" (2.90m x 2.47m)

Window to the front aspect, radiator.

Bedroom four

8'2" x 6'11" (2.49m x 2.12m)

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

Garage

The garage has an up and over door, the garage also has power and lighting.

Outside

To the front of the property is a garden laid mainly to lawn with mature shrubs and floors, there is also a drive providing parking for multiple cars, the drive gives you access to the garage, the rear garden and there is a path leading to the property front door.

To the rear of the property is a fully enclosed garden set on several levels, there are several stoned areas, a choice of two patio areas, plus an area laid to lawn.

Material Information - Exeter S

Tenure Type; Freehold

Leasehold Years remaining on lease; N/A

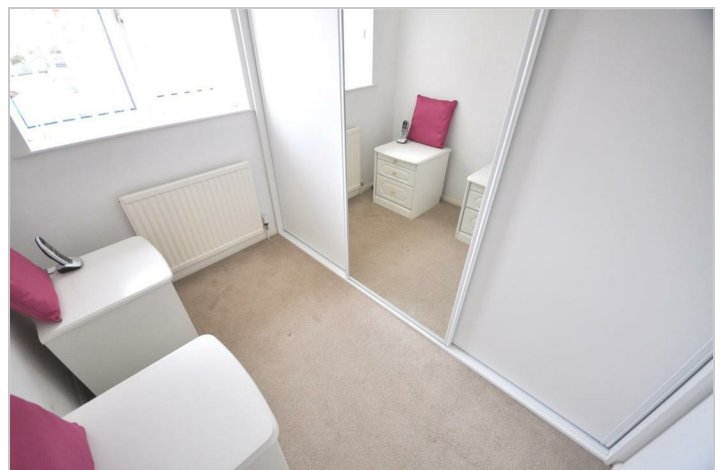
Leasehold Annual Service Charge Amount £ N/A

Council Tax Banding; E

Tel: 01392 340130

Wonderful four bedroom detached property in an extremely sought after location. Boasting a recently fitted bathroom and modern kitchen/ breakfast room. Decorated neutrally throughout and with its large windows light continually floods in, off road parking for multiple cars, a garage and close proximity to local schools. Four bedrooms and a large ground floor for entertaining or relaxing after a hard day. It's an ideal forever home.

- Wonderful location
- Detached 4 bed
- New bathroom
- Good sized kitchen/ breakfast room
- Good sized ground floor
- Close to local amenities
- Good transport links
- Off road parking
- Garage
- Close to local schools



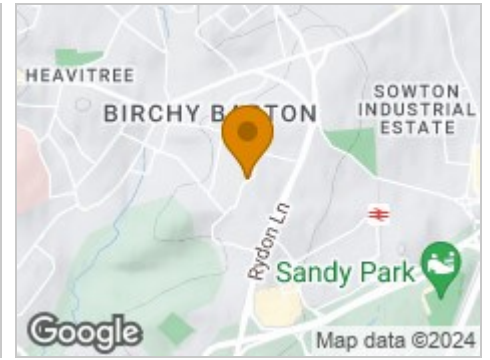
Road Map



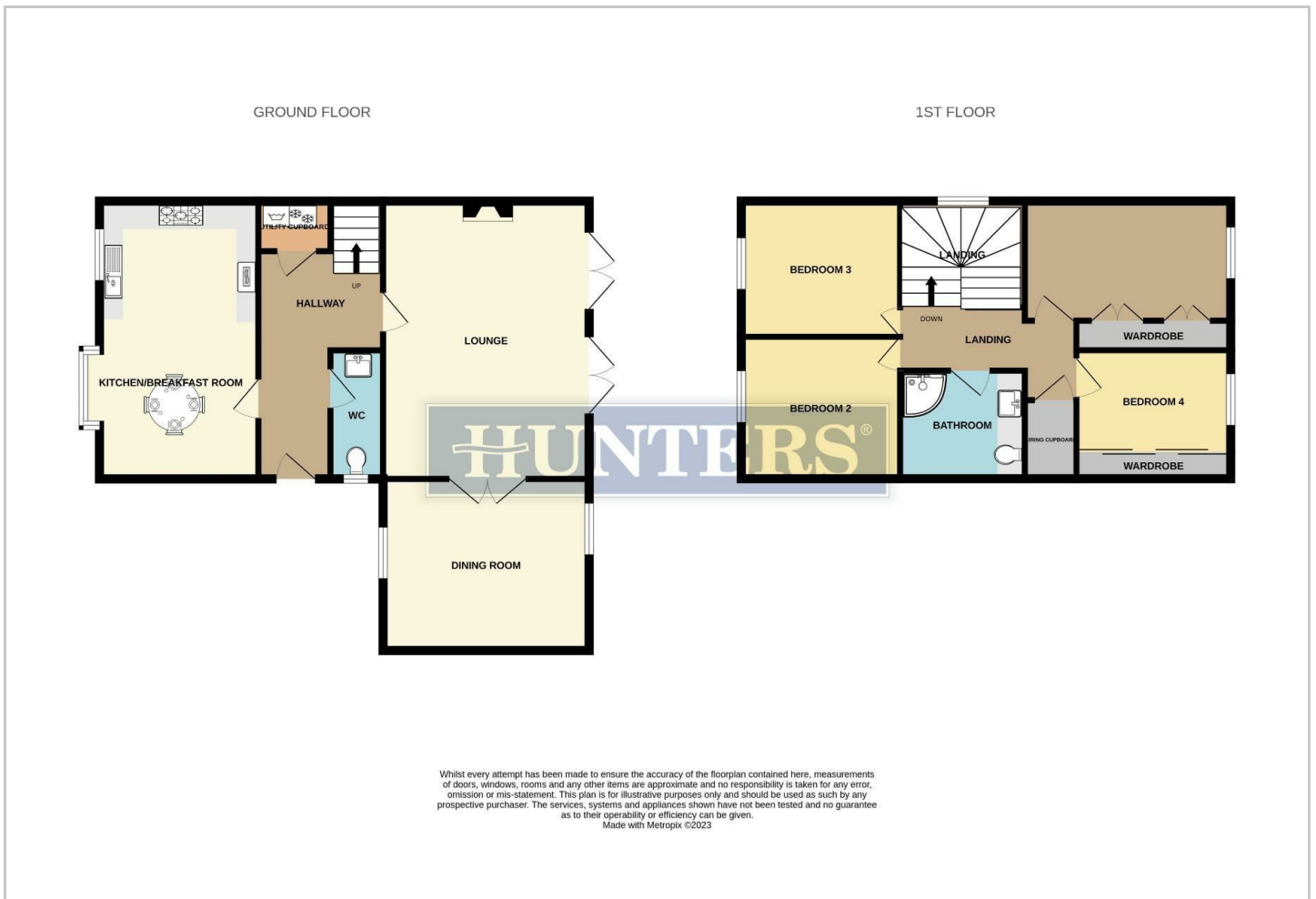
Hybrid Map



Terrain Map



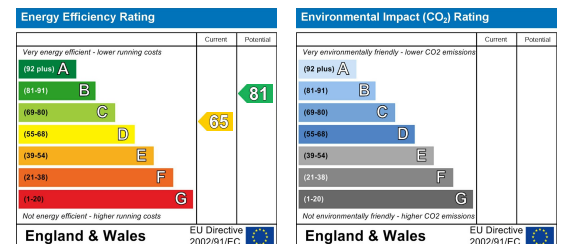
Floor Plan



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.