

HUNTERS[®]

HERE TO GET *you* THERE



Lewis Crescent

Digby, Exeter, EX2 7TD

Offers In Excess Of £350,000



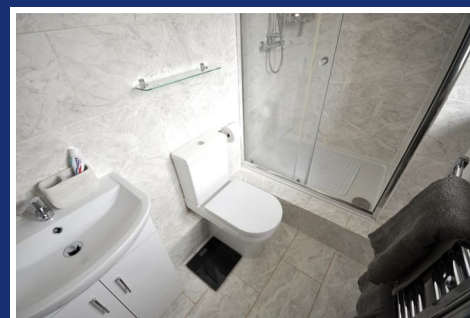
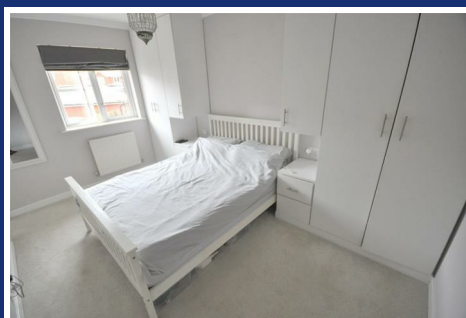
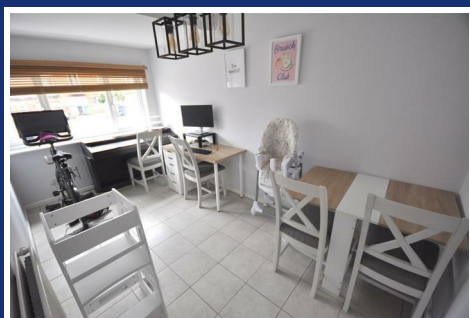
Council Tax: D



4 Lewis Crescent

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Kitchen

16'2" x 8'11" (4.93m x 2.72m)

Window to the front aspect, Belfast sink and drainer, granite worksurfaces, low and high level cupboards, built in fridge freezer, induction hob, extractor and oven, space for a washing machine/ washer dryer, opening to the dining room/ snug/ play room, door to a large storage cupboard, opening to the lounge, stairs to the first floor.

Lounge

16'7" x 10'5" (5.06m x 3.20m)

Patio doors to the rear garden, window to the rear garden, radiator, ceramic tiled floor.

Dining room/ Snug/ Play room

14'7" x 7'6" (4.45m x 2.30m)

Large window to the front aspect, radiator, ceramic tiled floor.

Landing

Doors to all upstairs rooms, access to the loft.

Master bedroom

13'7" x 8'11" (4.15m x 2.72m)

Window to the rear aspect, door to the en-suite, radiator, built in wardrobes and bedside units.

En-suite

4'4" x 8'1" (1.33m x 2.47m)

Slightly obscured window to the rear aspect, large walk in shower, low level WC, hand basin, ceramic tiles throughout.

Bedroom two

9'1" x 12'11" (2.79m x 3.96m)

Window to the front aspect, radiator.

Bedroom Three

7'10" x 9'7" (2.41m x 2.94m)

Window to the front aspect, radiator.

Bathroom

1.71m x 2.42m

Door to the airing cupboard that houses the boiler, bath with shower over, low level WC, hand basin.

Outside

To the front of the property is hard standing and gravel allowing parking for approximately 4 cars.

To the rear of the property the garden is tired and set on two levels, the first of which is set as a patio/entertaining area, there area then a couple of steps that lead to the second tire which is laid to astro grass, there is a storage shed, the garden is fully enclosed and there is a small picket fence dividing the two tires.

Material Information - Exeter S

Tenure Type; Freehold

• Wonderful family home

Leasehold Annual Service Charge Amount £

Leasehold Ground Rent Amount, Uplift %, Rent

Review Period;

• Extended to create extra living space

• Official parking for multiple cars

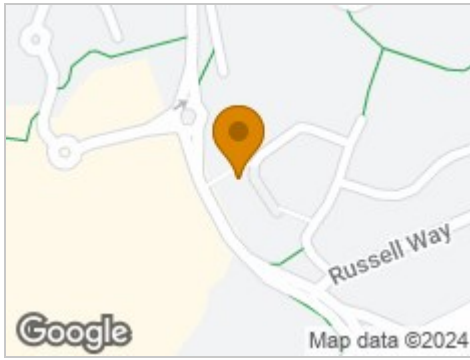
- Close to local amenities
- Good transport links
- Access to all main road links
- Three good sized bedrooms
- En-suite to the master bedroom

This beautifully presented property is in wonderful condition throughout and comes to the market having already had its living space increased utilising the garage as a very clever dining room/ snug/ play room, the property boasts stunning ceramic floor tiles throughout the kitchen/ dining area, along with granite worksurfaces and a Belfast sink to complete the look of a modern, contemporary kitchen, this house is left wanting for nothing, all rooms have been decorated and maintained to a high standard.

Briefly the property comprises of a kitchen, dining/ snug/ playroom, good sized lounge, family bathroom and ensuite to the master bedroom, plus two further bedrooms, enclosed rear garden and ample off road parking.



Road Map



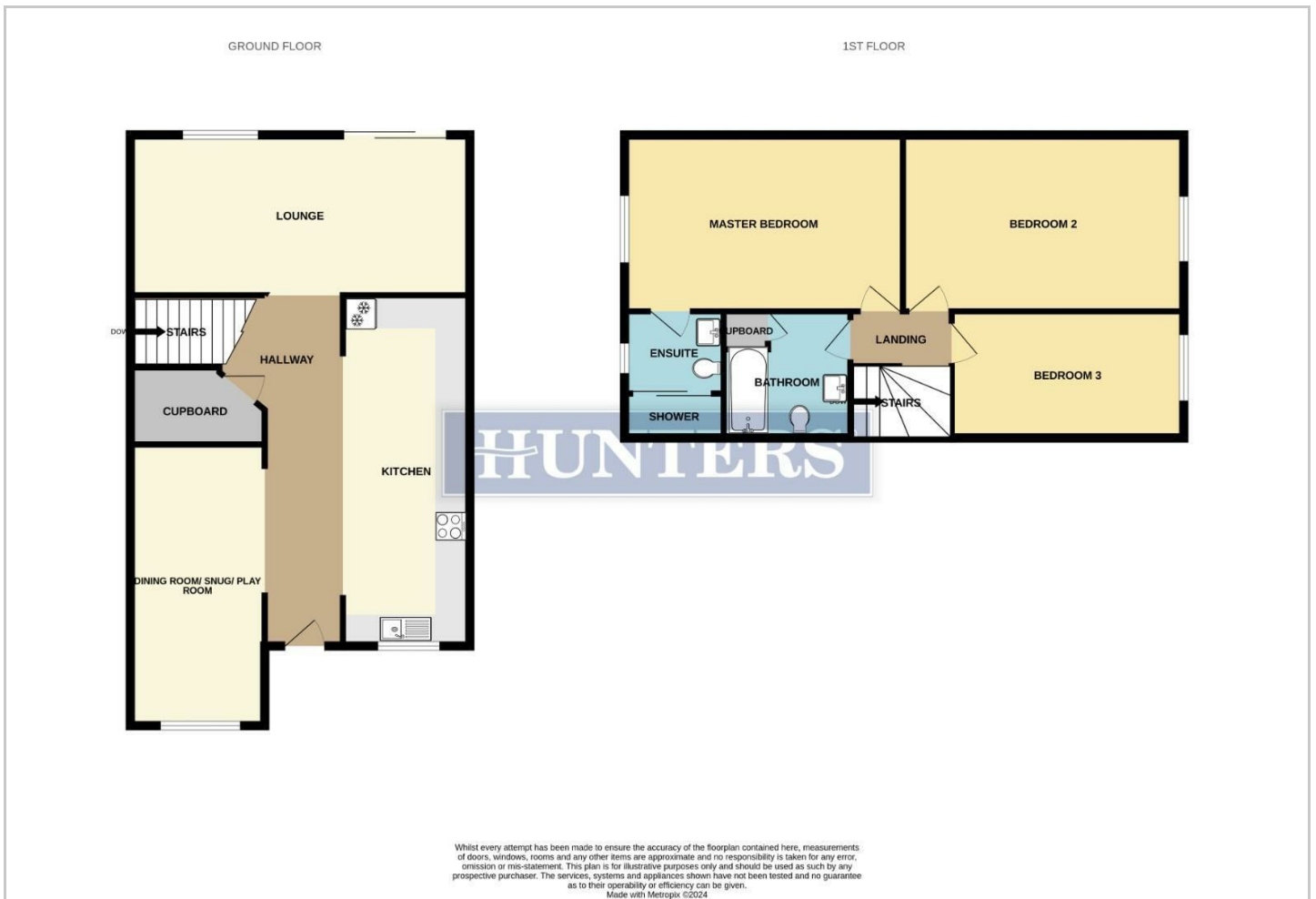
Hybrid Map



Terrain Map



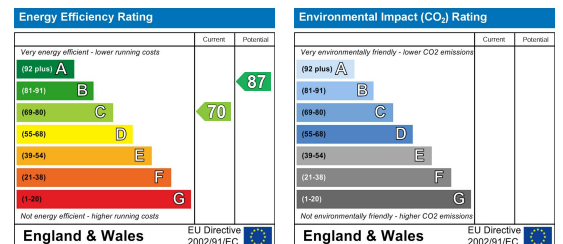
Floor Plan



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.