

HUNTERS[®]

HERE TO GET *you* THERE



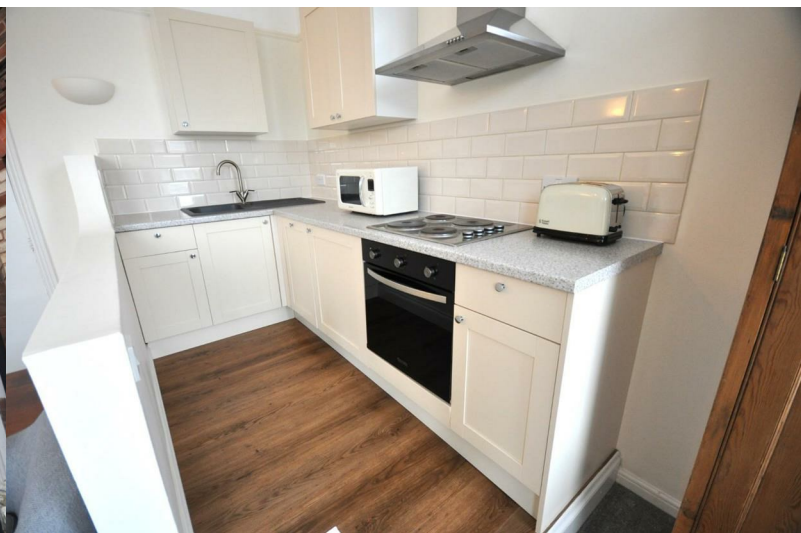
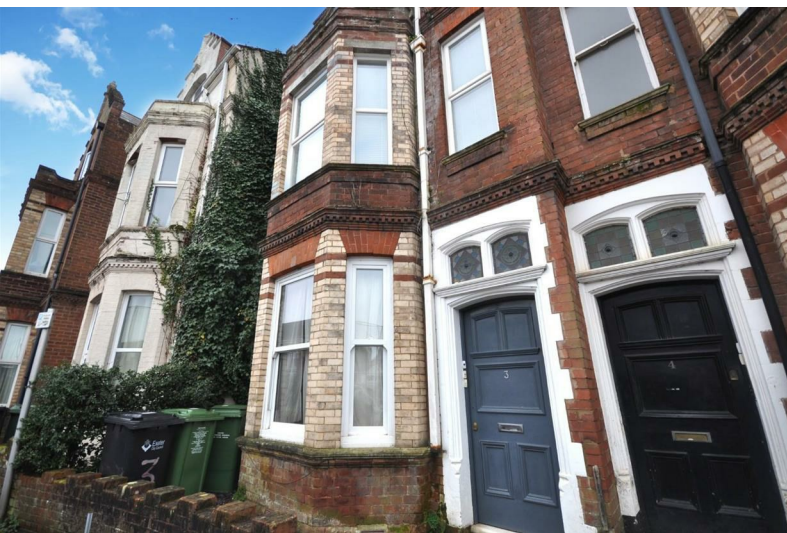
Haldon Road

Exeter, EX4 4DZ

Price Guide £190,000



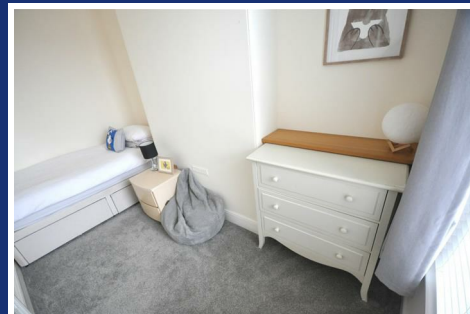
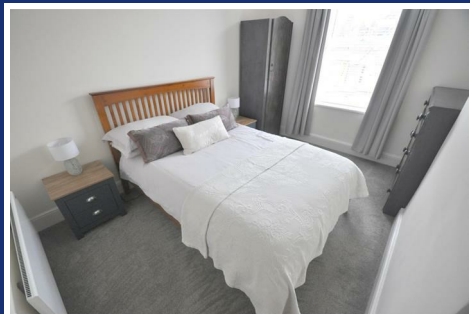
Council Tax: A



3 Haldon Road

Exeter, EX4 4DZ

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Communal area

From the building front door, you pass through the porch to the first set of stairs, the property is situated on the first floor, so you proceed up the stairs and enter the property front door.

Hallway

Doors to the master bedroom, bathroom, bedroom one and the lounge/ dining/ kitchen, window to the side aspect, controls for the heated bathroom floor.

Lounge/ Dining room/ Kitchen

16'0" x 15'7" (4.90m x 4.77m)

The kitchen area is modern and bright, it is situated on a slightly teared area accessed by two steps, the kitchen features wooden floors, there are roll top work surfaces, low and high level cupboards, a built in under counter fridge/ freezer, built in dish washer, built in electric hob, oven and extractor.

The Lounge/ Dining space benefits from lots of light through a large bay window facing the front aspect along with a further front facing window, there is a feature fire place, a high ceiling and period features, modern electric radiator. the décor is modern, neutral and bright, there is a space for a dining table in the bay window.

Bedroom two

6'5" x 12'8" (1.97m x 3.87m)

Window to the rear aspect, electric radiator, alcoves for storage, high ceilings, period features.

Master Bedroom

9'3" x 11'10" (2.84m x 3.61m)

Large window to the rear aspect, alcoves, electric radiator, high ceilings and period features.

Bathroom

5'9" x 5'3" (1.77m x 1.61m)

Slightly obscured window to the side aspect, vanity unit housing a low level WC and hand basin, beautiful ceramic tiled, heated floor, large walk in corner shower, heated towel rail

Guide price £200,000-£220,000 *

Material for investment Exeter S

Superb condition

Leasehold Years remaining on lease; 91 years remaining 125 year 1909

Leasehold Annual Service Charge Amount £ Nil

Leasehold Ground Rent Amount Nil

Good transport links

Council Tax Banding; A

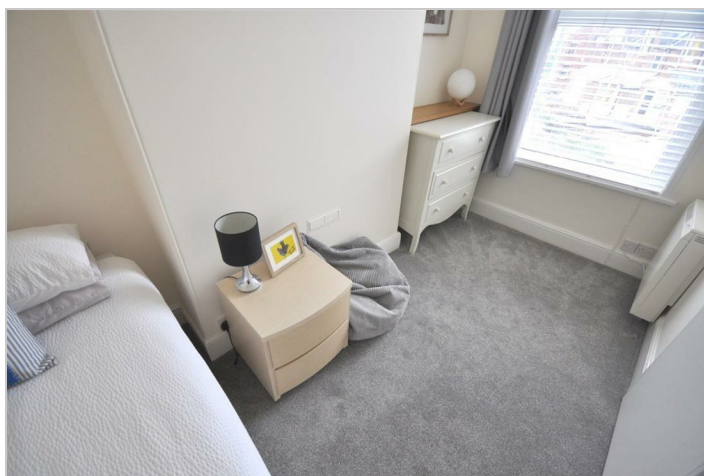
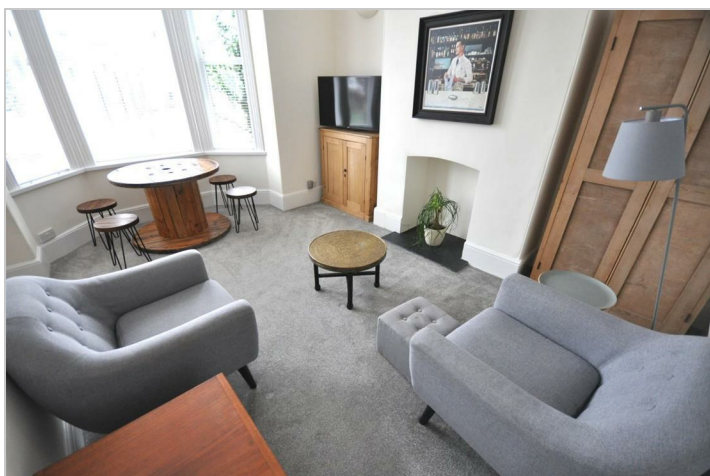
- Close to local schools
- Walking distance to the university
- Sought after location



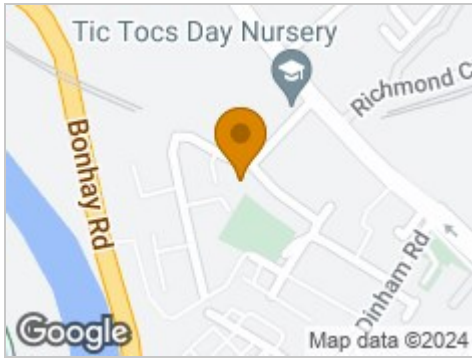
* Guide price £190,000-£200,000 * REDUCED * MOTIVATED VENDOR * Pictures really will not do this property any real justice, it really is a must see.... wonderful, Superb and so very much more, light and airy mixed with period and contemporary.

Nestled in the prime location of Haldon road with in a stones through of the city centre and walking distance of Exeter University this stunning two bedroomed apartment which has been renovated throughout to a very high standard is just waiting for an investor or someone to make this their first step on the property ladder, beautifully decorated, modern, contemporary, boasting period features with a wonderful twist.

This property boasts not only a prime location but two good sized bedrooms, open plan lounge/ dining/ kitchen area, modern bathroom with heated floor



Road Map



Hybrid Map



Terrain Map



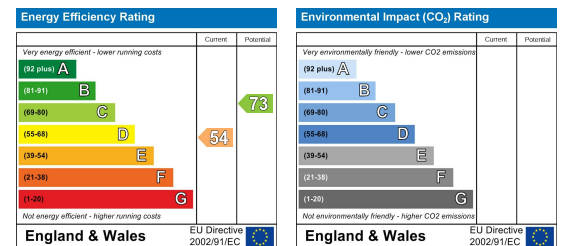
Floor Plan



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.