

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Addison Close

Exeter, EX4 1SJ

Asking Price £220,000



Council Tax: C



# 36 Addison Close

Exeter, EX4 1SJ

Asking Price £220,000



## Lounge

11'10" x 12'2" (3.61m x 3.72m )

Large window to the front aspect, radiator, opening to the kitchen

## Dining room

7'7" x 6'9" (2.32m x 2.08m)

Patio doors to the rear garden, radiator.

## Kitchen

14'11" x 10'7" (4.55m x 3.25m)

Low and high level cupboards, spaces for all appliances, cupboard housing the boiler, door to the rear garden.

## Master bedroom

14'10" x 10'1" (4.54m x 3.09m )

Two windows to the front aspect, built in wardrobes, radiator.

## Bedroom two

11'5" x 8'4" (3.50m x 2.55m )

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

## Family bathroom

5'11" x 5'4" (1.81m x 1.64m )

Partially obscured window to the rear aspect, corner shower, low level WC, vanity unit and hand basin, heated towel rail.

## Outside

To the rear of the property there is an enclosed rear garden with mature shrubs and a gate that gives you access beyond, there is a patio area and area laid to lawn.

To the front of the property there is garden laid to lawn and a path that leads you to the front door of the property.

- In need of some modernisation
- Blank canvass
- Two double bedrooms
- Large open plan living space
- Chain free
- Popular family area
- Front and rear gardens

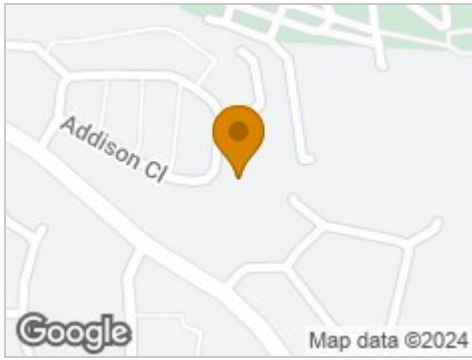
**\* PUBLIC NOTICE WE ARE IN RECEIPT OF AN OFFER OF £215,000 ON THIS PROPERTY \***

In need of some modernisation, this property comes to the market chain free and offering a blank canvass, nestled in a good location popular with families.

Briefly this property comprises of two double bedrooms, a large open plan living/ dining/ kitchen space that has been extended to give you further space, there is also a family bathroom and front and rear gardens.



## Road Map



## Hybrid Map



## Terrain Map



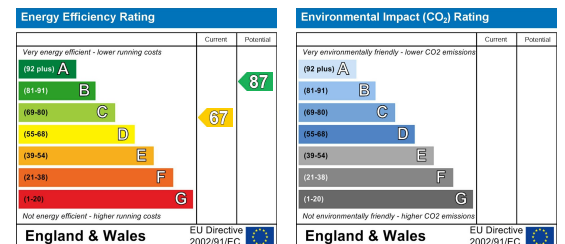
## Floor Plan



## 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.