

HUNTERS[®]

HERE TO GET *you* THERE



Sleepy Hollow

Newport Park, Exeter, EX2 7DJ

Guide Price £200,000



Council Tax: A



4 Sleepy Hollow

Newport Park, Exeter, EX2 7DJ

Guide Price £200,000



Porch

Space for white goods, windows to the side and front aspects, door to the kitchen.

Kitchen

9'3" x 12'8" (2.83m x 3.87m)

Window to the side aspect, door to the porch, low and high level cupboards, roll top work surfaces, door to a cupboard housing a new boiler, built in gas hob, eye level oven and extractor, room for a fridge freezer, room for a washing machine, breakfast space, one and a half bowl sink and drainer, door to the dining room.

Dining room

8'6" x 9'8" (2.61m x 2.97m)

Door to the side aspect, opening to the lounge, door to the hallway, radiator.

Lounge

19'2" x 11'5" (5.86m x 3.49m)

Two large bay windows to the front aspect, window to the side aspect, radiator.

Bathroom

5'6" x 6'11" (1.69m x 2.12m)

Partially obscured window to the side aspect, large walk in shower, low level WC, hand basin and vanity unit, heated towel rail.

Master bedroom

14'11" x 9'4" (4.57m x 2.87m)

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

Bedroom two

9'3" x 13'10" (2.82m x 4.22m)

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

Outside

The property benefits from a full wrap around garden featuring mature shrubs several storage sheds and several different areas that are pathed ready for entertaining on those long summer evenings, the garden is surrounded by a hedge and fencing giving privacy.

To the front of the property is an area laid to lawn with mature shrubs and daffodils just coming to bloom, the property is situated to the front on a pedestrian only area.

Material Information - Exeter S

Tenure Type; Freehold

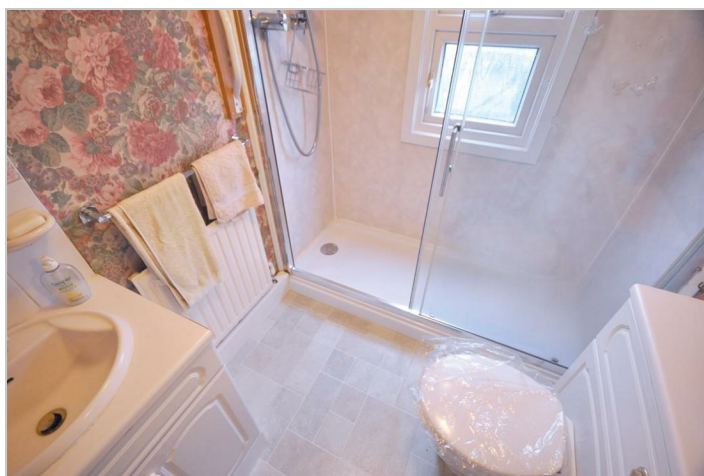
Annual Service Charge Amount £202.31

Council Tax Banding; A

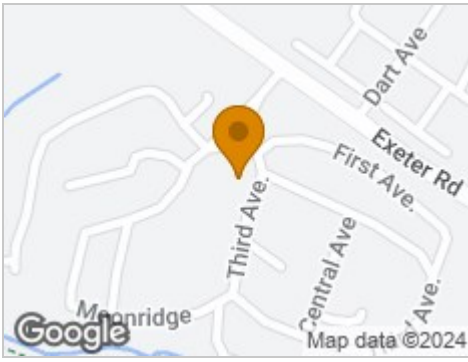
- * Guide price £200,000-£220,000 *
- Close to Topsham
- Good transport links to the city centre
- Allocated parking
- Wrap around garden
- Corner plot
- Close to the estray
- Chain free

* Guide price £200,000-£220,000 * Situated on a pedestrian only walk way this wonderful property in need of a little modernisation, just off Topsham road with in walking distance of Topsham itself benefitting from good transport links with in close proximity to local amenities comes to the market.

On Newport Park a popular park home location for those over 55 years, with its own allocated parking this property comes to the market boasting a lot of house, briefly the property comprises of a large lounge, dining room, good sized kitchen, well appointed bathroom plus two double bedrooms.



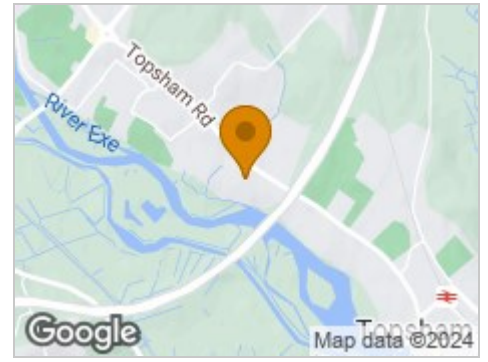
Road Map



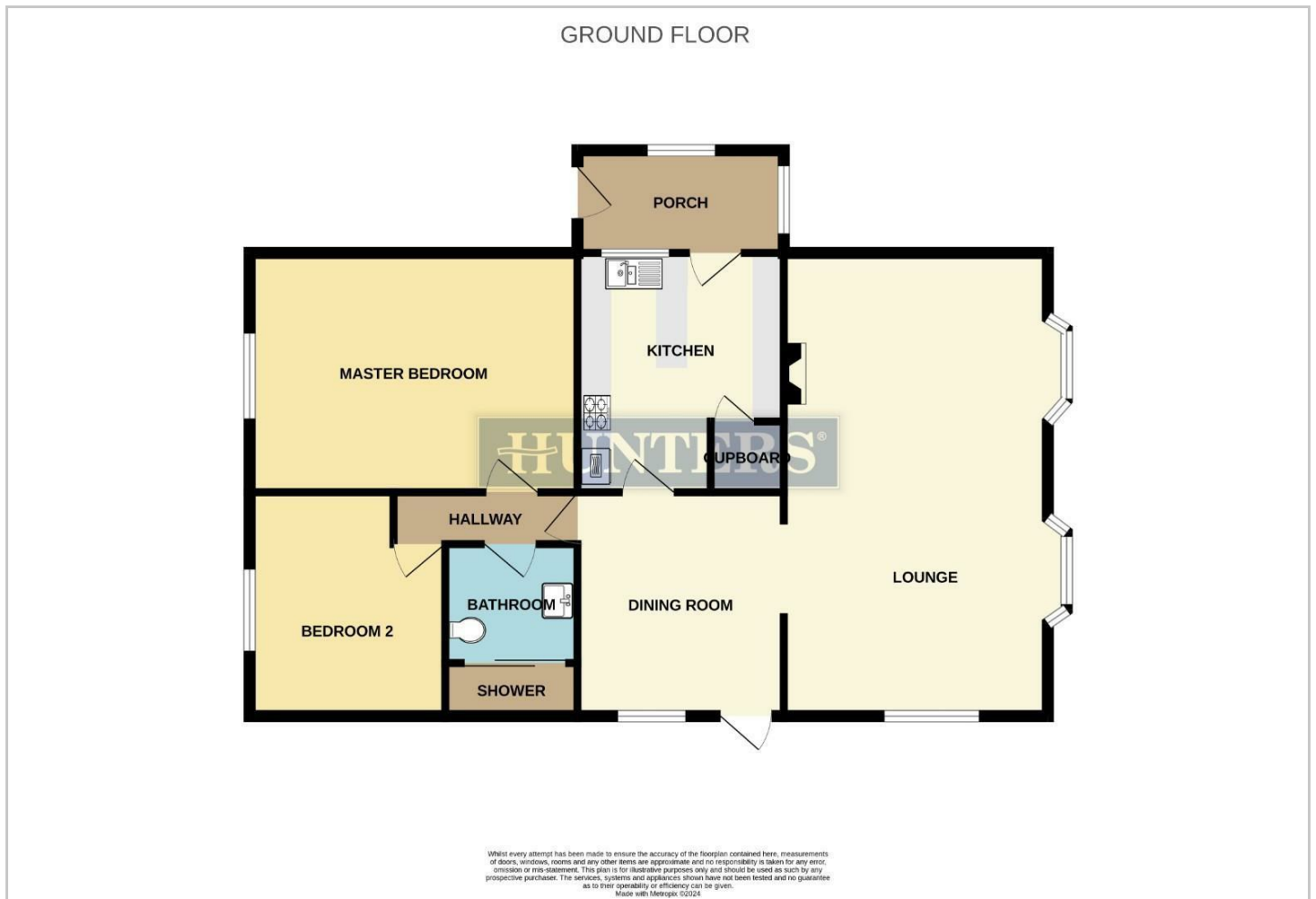
Hybrid Map



Terrain Map



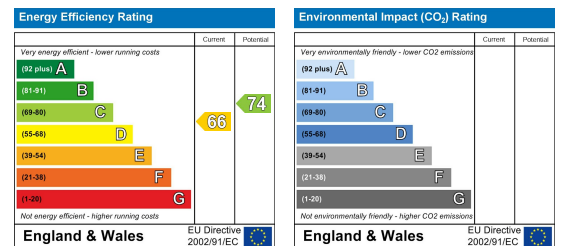
Floor Plan



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.