

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Canberra Close

Exeter, EX4 5BA

Guide Price £375,000-£400,000



Council Tax: C





# 4 Canberra Close

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## Porch

Door to the Lounge.

## Lounge

11'4" x 15'0" (3.46m x 4.58m )

Feature fire place with an ornate (Electric log burner)  
Window to the front aspect, stairs to the first floor,  
radiator, door to the dining room, door to the kitchen,  
wooden floor.

## Dining room

11'3" x 7'11" (3.43m x 2.42m )

Patio doors to the rear garden, space for a good  
sized dining table, radiator, wooden floor.

## Kitchen

11'1" x 8'1" (3.38m x 2.48m )

Window to the rear aspect, low and high level  
cupboards, roll top work surfaces, built in induction  
hob, eye level oven and extractor, space for a  
washing machine, single bowl sink and drainer,  
space for a fridge freezer, door to the downstairs  
WC and garage.

## WC

3'11" x 3'4" (1.21m x 1.03m )

Low level WC, hand basin.

## Master bedroom

11'6" x 9'10" (3.51m x 3.00)

Window to the front aspect, alcove, radiator.

## Bedroom two

8'2" x 9'10" (2.51m x 3.02m)

Window to the rear aspect, alcove, radiator.

## Bedroom three

6'6" x 9'8" (2.00m x 2.96m)

Window to the rear aspect, radiator.

## Bedroom four

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

Window to the front aspect, radiator.

## Family bathroom

8'0" x 6'5" (2.46m x 1.98m)

Two partially obscured windows to the side aspect,  
beautiful and modern suite with a lovely vanity unit  
with solid wood tops, low level WC, hand basin, P  
shaped bath with shower over, tiled floor, heated  
towel rail.

## Garage

8'2" x 11'9" (2.51m x 3.59m)

Door from the kitchen, up and over garage door.

## Outside

To the rear of the property is a beautifully  
landscaped, fully enclosed garden, there is a gate  
giving access to the front, the garden is tired and set  
on two levels with steps taking you to the lawned  
area at the top of the garden which is surrounded by  
an ornate wall there is a beautiful patio area  
accessed straight from the patio doors ready for  
entertaining. there are mature shrubs and wonderful  
plants.

To the front of the property are a few steps leading  
you to the front door of the property, there are  
hedges to either side of a good sized driveway  
allowing parking for at least three cars, there are  
more mature shrubs along with access to the  
garage up and over door.

Nestled in the popular location of Pennsylvania this deceptively large four bedroomed semi detached property comes to the market in wonderful condition offering so very much, it has been a lovely home for many years and been looked after and cared for to a high standard.

If you are looking for a turn key property with a huge amount of potential then you really shouldn't be looking any further, briefly this property comprises of four good sized bedrooms, separate lounge and dining room, modern kitchen, beautiful bathroom, separate downstairs WC, garage landscaped rear garden and ample parking for several cars.

This really is a must see, don't miss out on potentially your next home.

- Motivated
- Chain free
- Pennsylvania
- Modern kitchen
- Beautiful bathroom
- Off road parking
- Close to local schools and amenities
- Good transport links
- Landscaped rear garden



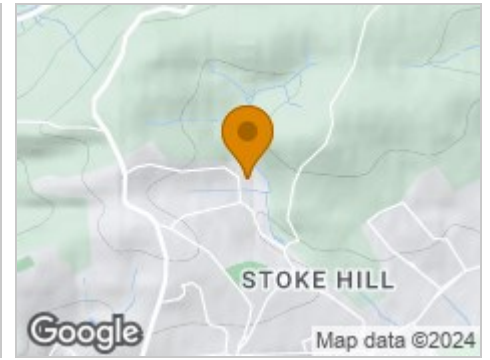
## Road Map



## Hybrid Map



## Terrain Map



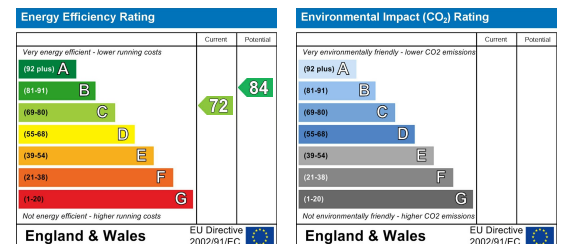
## Floor Plan



## 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.