

HUNTERS[®]

HERE TO GET *you* THERE



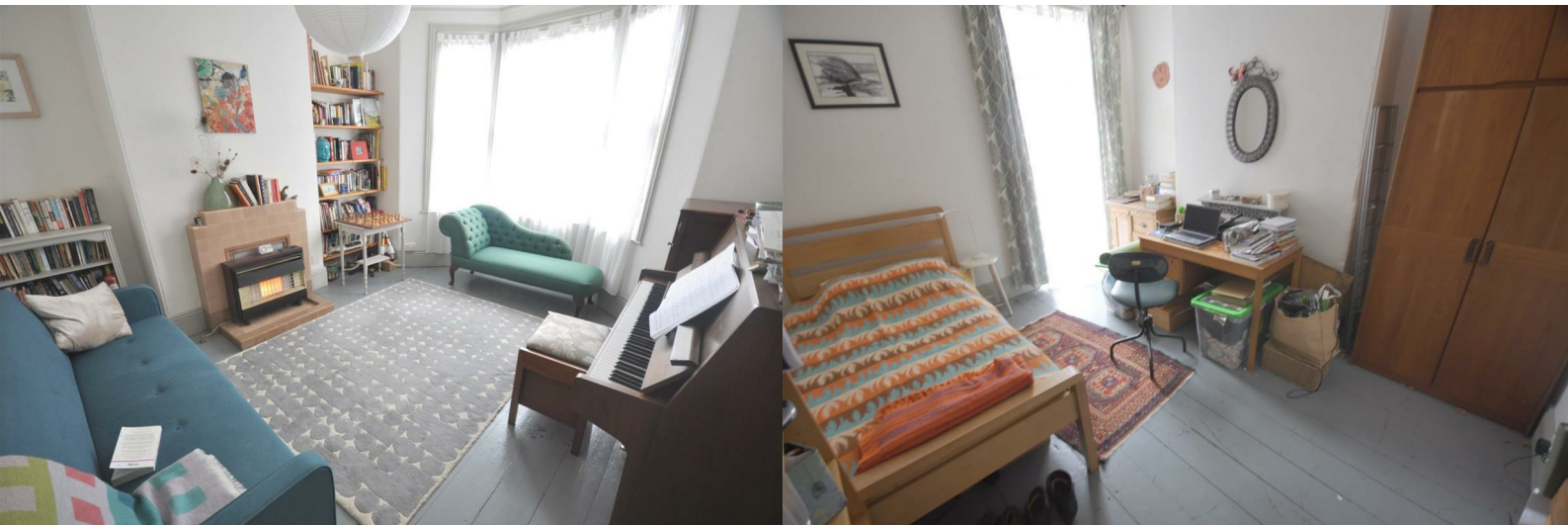
Park Road

Mount Pleasant, Exeter, EX1 2HS

Asking Price £425,000



Council Tax: C



30 Park Road

Mount Pleasant, Exeter, EX1 2HS

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Lounge

14'11" x 12'2" (4.55m x 3.71m)

Large bay window to the front aspect, wooden floors, period features, electric fireplace.

Bedroom 1

12'1" 10'5" (3.69m 3.18m)

French door and window to the rear aspect, fireplace.

Kitchen/ Dining room

24'6" x 10'4" (7.47m x 3.16m)

Large open space with kitchen units at one end and windows on two aspects two to the side along with a door to the rear garden, and another at the far end above the single sink and drainer, there are a variety of kitchen units and a roll top work surfaces, there is lots of room for a substantial dining table, room for a fridge freezer, washing machine and cooker, wooden floors, space for a dishwasher.

Lounge 2

16'1" x 12'5" (4.92m x 3.79m)

Large bay window to the front aspect, wooden floors, electric heater, period features.

Bedroom 2

15'0" x 10'5" (4.59m x 3.20m)

Window to the rear aspect, wooden floors, door to the en-suite WC.

En-suite WC

Partially obscured window to the side aspect, Low level WC, hand basin.

Bathroom

6'5" x 7'0" (1.96m x 2.14m)

Partially obscured window to the side aspect, bath with shower over, low level WC, hand basin.

Bedroom 3

12'1" x 10'8" (3.69m x 3.26m)

Window to the rear aspect, fire place, period features.

Bedroom 4

14'6" x 19'9" (4.42m x 6.02m)

Window to the rear aspect, two Velux windows to the front aspect, worksurface, space for a bed and room for a desk/ workstation.

Outside

To the front of the property is a small walled garden with mature shrubs, a gate to the pedestrian pathway along with a pathway to the front door of the property.

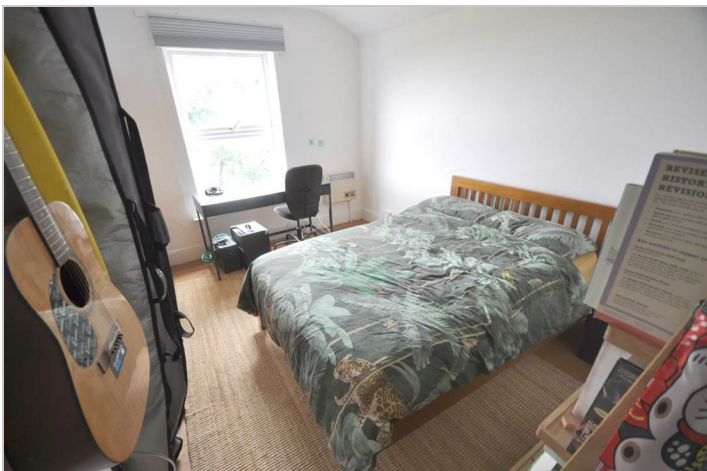
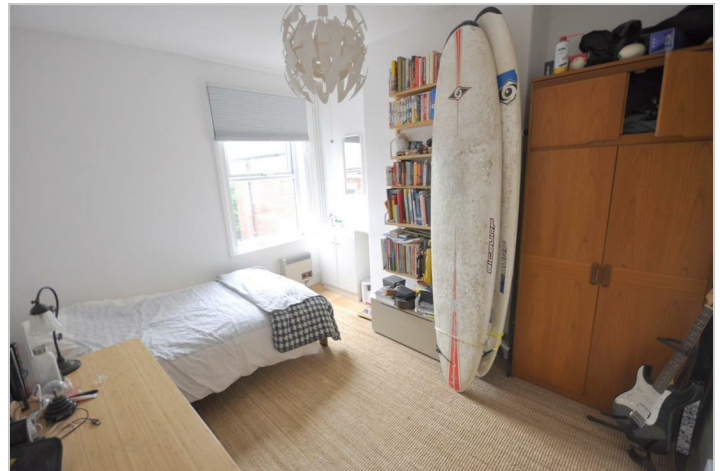
To the rear of the property is a concrete area currently acting as a storage area but could this be an area to extend into (With the relevant planning) further to this is an area laid to lawn a patio area and a storage shed, the garden is fully enclosed and surrounded by mature shrubs.

This beautiful bay fronted period property comes to the market offering so much potential, in need of a bit of updating but offering you a blank canvas. Nestled in a popular location with access to good transport links, close to local amenities and within walking distance of the university. the property benefits from good room sizes, an extension to house a substantial master bedroom, period features and so very much more, the property also allows for multiple layouts which could hugely benefit a growing family.

Briefly the property comprises of a large kitchen/ dining room, 4/5 bedrooms, one of which has an en-suite toilet (Dining room), a separate lounge and family bathroom.

Don't miss out on a must see.

- Popular location
- In need of some modernisation
- Blank canvas
- Large foot print
- Period features
- Large rooms
- Extended
- Good sized master bedroom



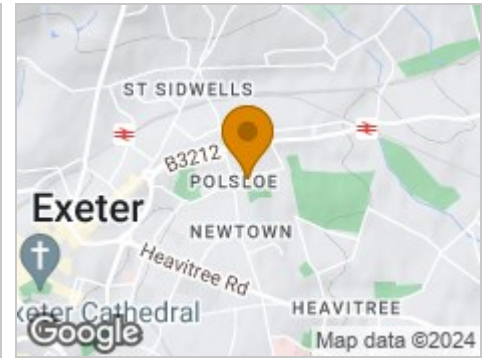
Road Map



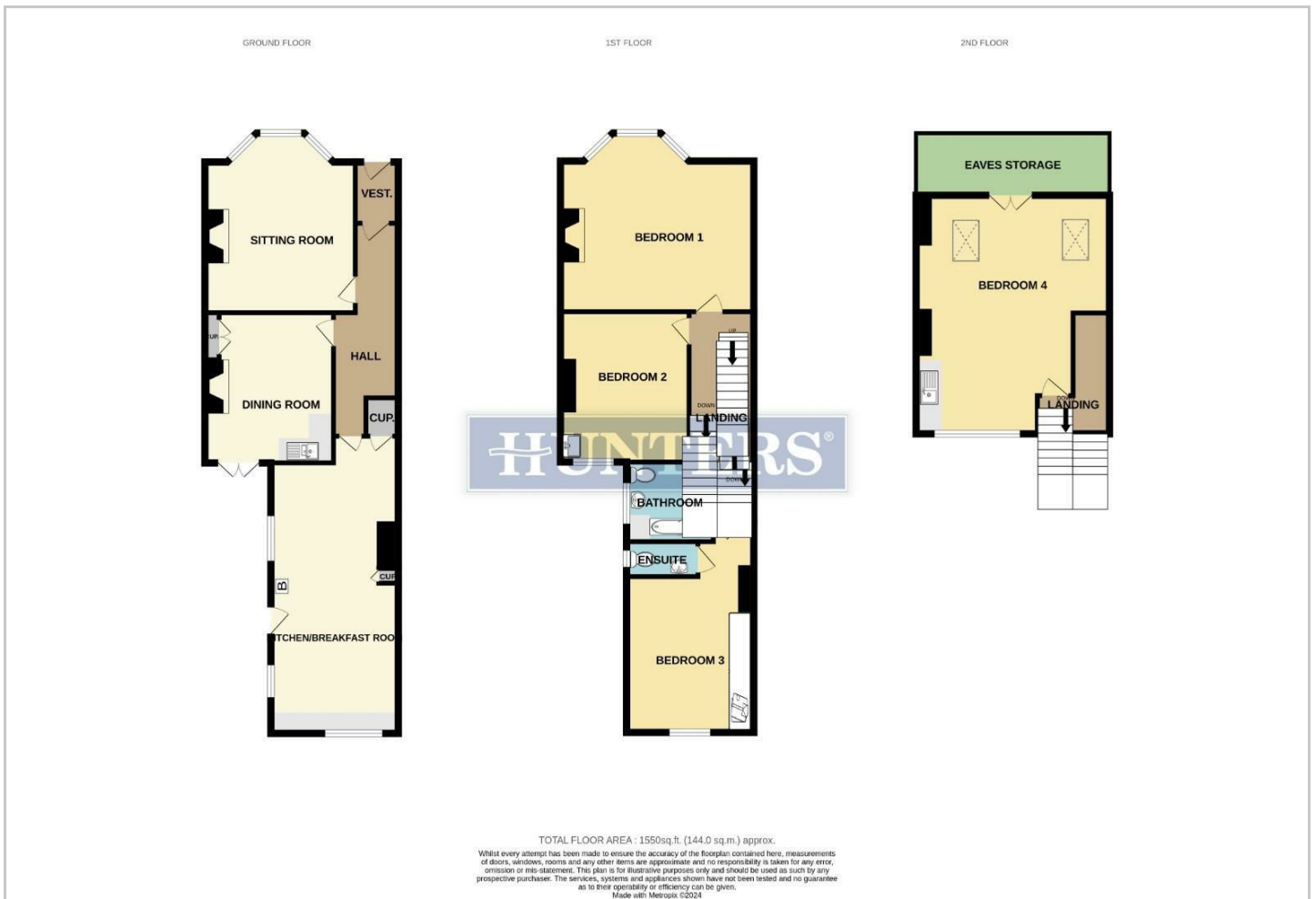
Hybrid Map



Terrain Map



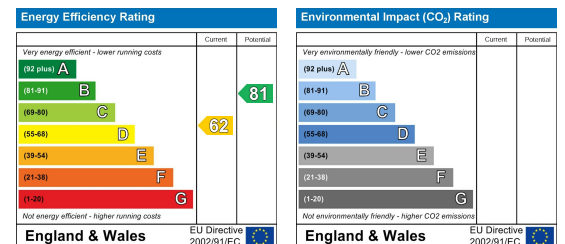
Floor Plan



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.