

HUNTERS[®]

HERE TO GET *you* THERE



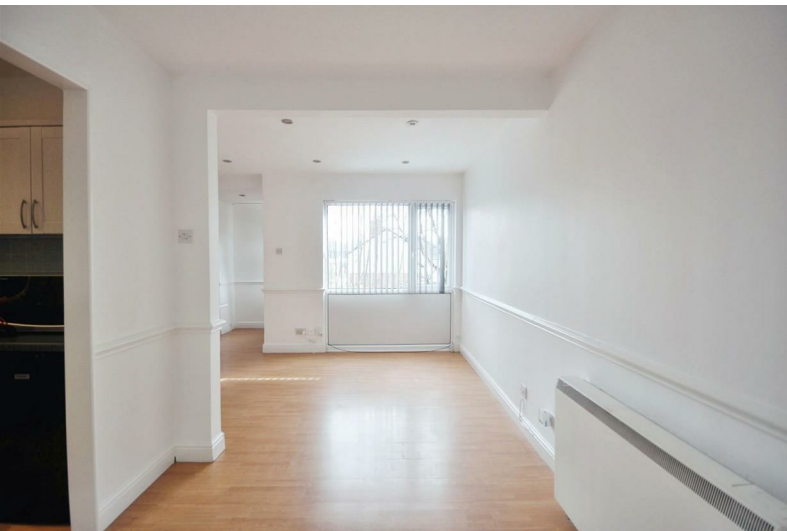
Exwick Road

Exeter, EX4 2BB

Offers In Excess Of £200,000



Council Tax: B



139 Exwick Road

Exeter, EX4 2BB

Offers In Excess Of £200,000



Lounge/ Dining room

17'9" x 7'8" (5.42m x 2.34m)

Stairs to the first floor, space for a dining table, window to the front aspect, patio doors to the rear garden, opening to the kitchen., electric storage heater.

Kitchen

8'7" x 6'11" (2.64m x 2.12m)

Low and high level cupboards, roll top work surfaces, built in hob, oven and extractor, single bowl sink and drainer, space for a washing machine, space for an under counter fridge/ freezer.

Bathroom

6'7" x 5'6" (2.02m x 1.69m)

Partially obscured window to the rear aspect, bath with a shower over, vanity unit, low level WC, hand basin, heated towel rail.

Master bedroom

8'8" x 13'7" (2.66m x 4.16m)

Large window to the front aspect, cupboard housing water tank, electric storage heater.

Bedroom two

9'3" x 9'8" (2.84m x 2.96m)

Window to the rear aspect, electric storage heater.

Outside

To the rear of the property is a small court yard, patio area perfect for entertaining, there is also a boarder for shrubs and plants alike, there is a passageway giving access to the front of the property.

To the front of the property is a pathed area with a couple of step leading to the front door, there are further steps at the end of the communal pathway leading to the public pathway.

- Immaculate terraced property
- Modern and neutral decor throughout
- Spacious open-plan reception room
- Recently refurbished kitchen with modern appliances
- Two well-appointed bedrooms
- Convenient location with easy access

Welcome to this immaculate terraced property, perfect for both investment and first-time buyers. This charming home boasts a modern and neutral decor throughout, making it a blank canvas ready for your personal touch.

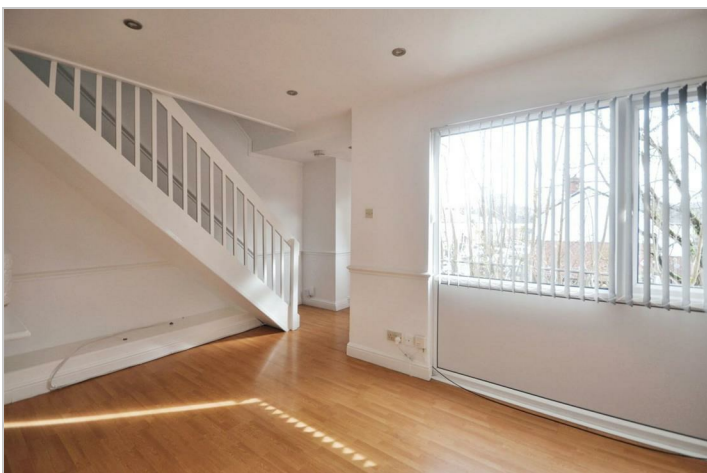
Step inside to discover a spacious open-plan reception room with large windows flooding the space with natural light. The room offers direct access to a lovely garden, ideal for relaxing or entertaining guests.

The property features a recently refurbished kitchen with modern appliances, perfect for whipping up delicious meals. The two bedrooms are well-appointed, with the master bedroom and the double bedroom both benefiting from plenty of natural light.

The bathroom is equipped with a heated towel rail for added comfort and luxury.

Situated in a convenient location with easy access to public transport links, local amenities, nearby parks, and walking routes, this home offers a perfect blend of tranquillity and convenience.

Don't miss out on the opportunity to make this delightful property your own. Contact us today to arrange a viewing!



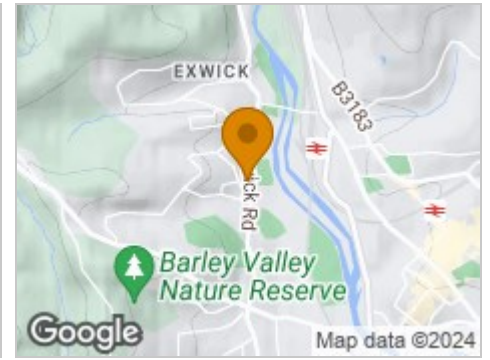
Road Map



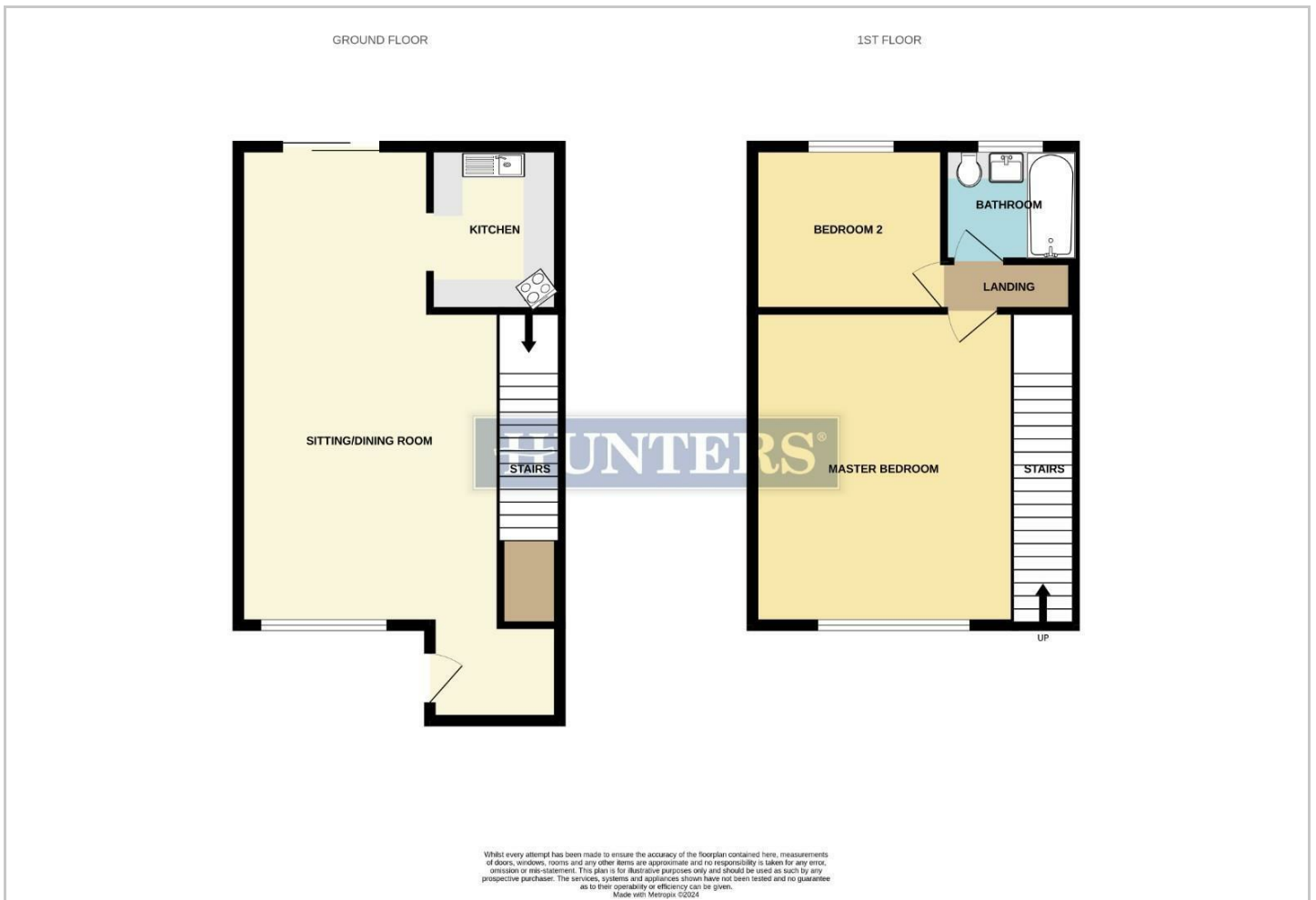
Hybrid Map



Terrain Map



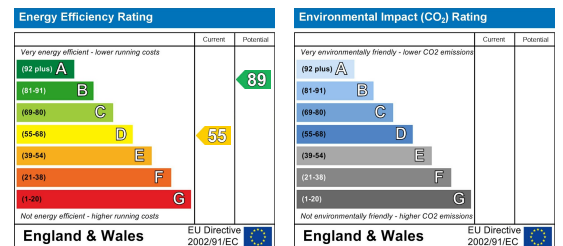
Floor Plan



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.