

HUNTERS®

HERE TO GET *you* THERE



St. Johns Road

Exeter, EX1 2HR

Asking Price £600,000



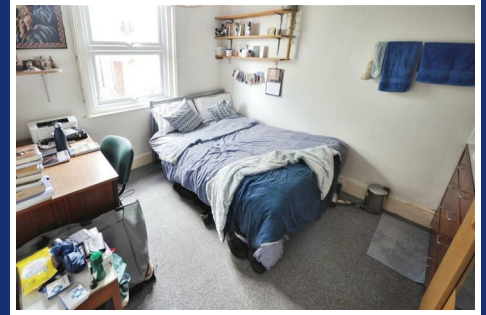
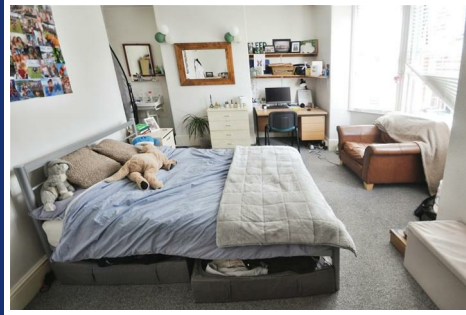
Council Tax: D



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Porch

Door to the hallway

Hallway

Stairs to the first floor doors to the lounge, bedroom two and the kitchen/ Dining room, door to understairs storage cupboard.

Lounge

11'10" x 15'4" (3.61m x 4.69m)

Large bay window to the front aspect, feature fire place, radiator.

Bedroom two

12'7" x 9'7" (3.86m x 2.93m)

Window to the rear aspect, chimney breast, radiator, sink.

Kitchen/ Dining room

20'10" x 9'1" (6.36m x 2.78m)

High and low level cupboards, rolltop worksurfaces, window to the side aspect, breakfast bar, window to the rear aspect, single sink and drainer, built in hob, extractor and oven, space for a washing machine, dishwasher and fridge freezer, space for a dining table, door to the rear garden.

Landing

Doors to the bathroom, WC and bedroom three.

Bathroom

5'7" x 5'9" (1.72m x 1.76)

Partially obscured window to the side aspect, walk in shower, low level WC, hand basin

WC

2'10" x 5'7" (0.87m x 1.72m)

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

Bedroom three

11'5" x 9'1" (3.48m x 2.78m)

Window to the rear aspect, radiator, hand basin.

Partial landing

Doors to bedroom four and the master bedroom.

Bedroom four

8'4" x 12'6" (2.55m x 3.83m)

Window to the rear aspect, chimney breast, radiator, hand basin.

Bedroom one

15'11" x 9'11" (4.87m x 3.03)

Large bay window to the front aspect, radiator, sink, fire place, hand basin.

Landing

Doors to bedroom five and bedroom six.

Bedroom five

12'0" x 8'8" (3.67m x 2.65m)

Window to the rear aspect, radiator, hand basin.

Bedroom six

15'9" x 7'5" (4.82m x 2.27m)

Two Velux windows front in orientation, radiator, hand basin.

Outside

To the rear of the property is a fully enclosed court yard garden with mature shrubs and a storage shed, there is a gate leading to a passage way at the rear of the property.

To the front of the property is a small stoned garden with a low wall, there is a pathway to the front door of the property and a gate.

This stunning terraced property is now available for sale. It boasts an impressive 6 bedrooms, making it an ideal purchase for those looking for a larger property or an investment opportunity, thanks to its current status as a Student HMO.

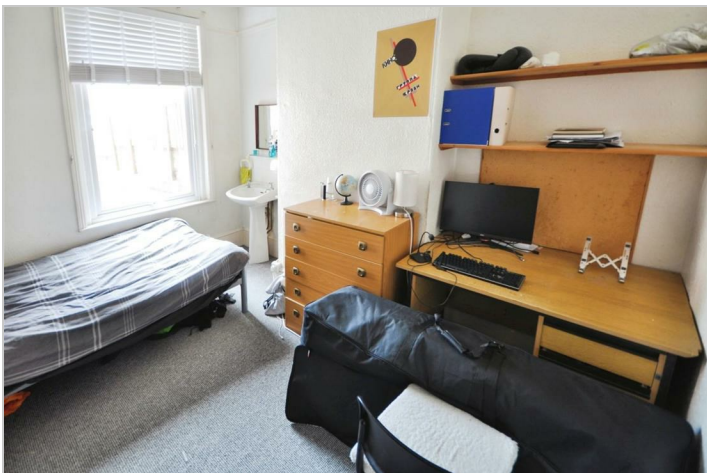
The property is located in a highly desirable location, close to the university and well-served by public transport links. Local amenities and schools are also within a comfortable distance, making it an ideal place to live or invest in.

The property features a spacious reception room, complete with large windows that allow for ample natural light, and a charming fireplace that adds a touch of classic elegance. The open-plan kitchen is fitted with modern appliances and offers a dining space that is filled with natural light, making it a delightful space to cook and dine in.

There are 6 bedrooms in total, all of which are furnished with double beds. Bedroom one is particularly impressive, being both spacious and filled with natural light, making it a serene oasis in the heart of the home. Four other bedrooms are spacious, while the remaining two are large doubles which will still comfortably fit double beds, allowing study space.

The property also benefits from having two bathrooms, one of which is fitted with a walk-in shower, while the second is a compact yet functional space.

With an EPC rating of D, the property is energy-efficient, ensuring both comfort and sustainability.



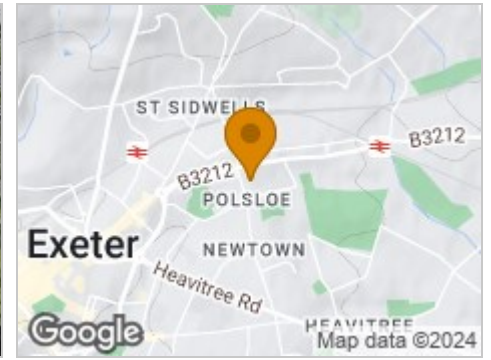
Road Map



Hybrid Map



Terrain Map



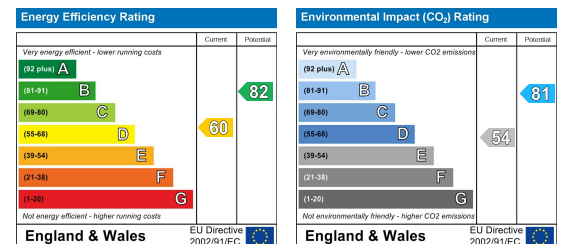
Floor Plan



Viewing

Please contact our Hunters Exeter Lettings 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.