

HUNTERS[®]

HERE TO GET *you* THERE



Rutherford Street

Exeter, EX2 5HY

Guide Price £475,000



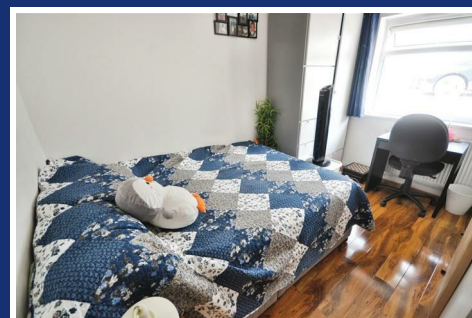
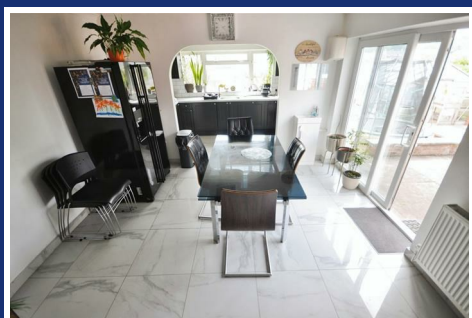
Council Tax: E



2A Rutherford Street

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Hallway

Doors to the lounge, bathroom and all four bedrooms, doors to a storage cupboard and second cupboard housing the new boiler.

Lounge

11'11" x 17'4" (3.65m x 5.30m)

Window to the side aspect, solid wooden floor, radiator, double doors to the dining room.

Dining room

12'8" x 12'3" (3.88m x 3.74m)

Sliding doors to the rear garden, hand basin, polished marble floor, large opening to the kitchen, space for a large dining table, radiator

Kitchen

12'0" 6'9" (3.68m 2.07m)

Large windows to the rear aspect, single sink and drainer, built in gas hob, oven and extractor, built in washing machine and dish washer, space for a fridge freezer, high and low level cupboards, roll top granite worksurfaces, polished marble floor.

Master bedroom

13'11" x 10'5" (4.26m x 3.19m)

Window to the rear aspect, built in wardrobes, radiator

Bedroom two

10'5" x 12'4" (3.19m x 3.76m)

Window to the front aspect, radiator door to the en-suite shower room.

En-suite

7'8" x 2'2" (2.35m x 0.68)

Walk in shower, hand basin and low level WC.

Bedroom three

9'11" x 7'5" (3.03m x 2.27m)

Window to the rear aspect, radiator.

Bedroom four

8'3" x 10'10" (2.53m x 3.32m)

Window to the front aspect, radiator, door to en-suite WC.

en-suite (WC)

Low level WC, hand basin

Bathroom

8'7" x 6'1" (2.62m x 1.87m)

Partially obscured window to the front aspect, ceramic tiled floor walk in shower, low level WC, hand basin, heated towel rail.

Outside

To the front of the property, the property is accessed via a private road the road opens to a driveway allowing parking for multiple cars, there is access to the office/ garage and a small set of steps lead to the front door, there is also a slope leading to the front door of the property, there are borders with mature shrubs, there is also a gate giving access to the side and rear garden.

To the rear of the property is a good sized fully enclosed rear garden, with two patio areas for entertaining and an area that is currently used for a green house/ vegetable patch, there is also a good sized area laid to lawn, there are mature shrubs and two separate gates giving access to the front of the property.

* Guide price £475,000-£500,000 * Welcome to this immaculate detached bungalow, a hidden little gem tucked away on a quiet, private road. With four spacious, double bedrooms, two inviting reception rooms, and a sleek, modern kitchen, it's the perfect home for families and couples alike.

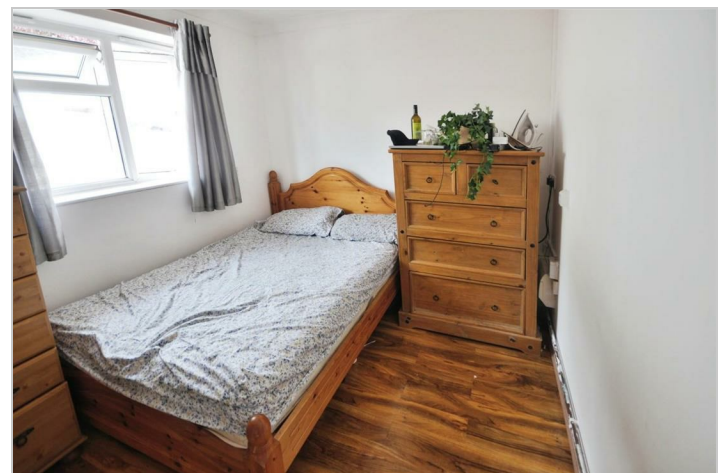
The property boasts unique features such as an open-plan design, a garage, and ample parking space. It has been recently renovated to the highest standard, and even incorporates eco-friendly solar panels. Step inside to the master bedroom, a light-filled space with built-in wardrobes and fresh, contemporary decor. The second bedroom is equally inviting, with abundant natural light and the added luxury of an en-suite shower room.

The kitchen is a testament to modern design, fully equipped with modern appliances and boasting gleaming granite countertops. Natural light floods this space, making it a cheerful spot for culinary adventures. It opens seamlessly into the second reception room, a space that also benefits from wood floors and direct access to the garden, perfect for summer gatherings.

Two well-appointed reception rooms, one separate and the other open-plan, offer ample space for relaxation and entertaining. The first bathroom has been recently refurbished, incorporating a heated towel rail for that extra touch of luxury.

Outside, you'll find parking for multiple cars and a good-sized garden, perfect for outdoor activities. The property is ideally located with public transport links, local amenities, and top-rated schools nearby. And for those who love to be outdoors, there are parks within a short distance.

With an EPC rating of C and a council tax band E, this property is ready for you to make it your own. It's more than a house; it's a home, waiting to welcome you.



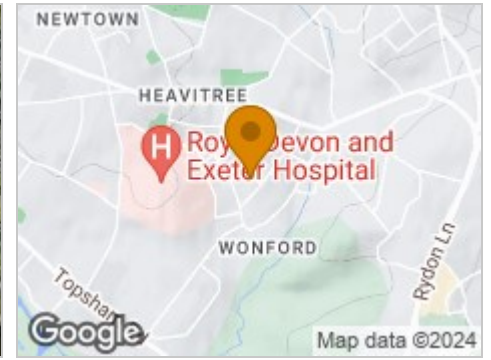
Road Map



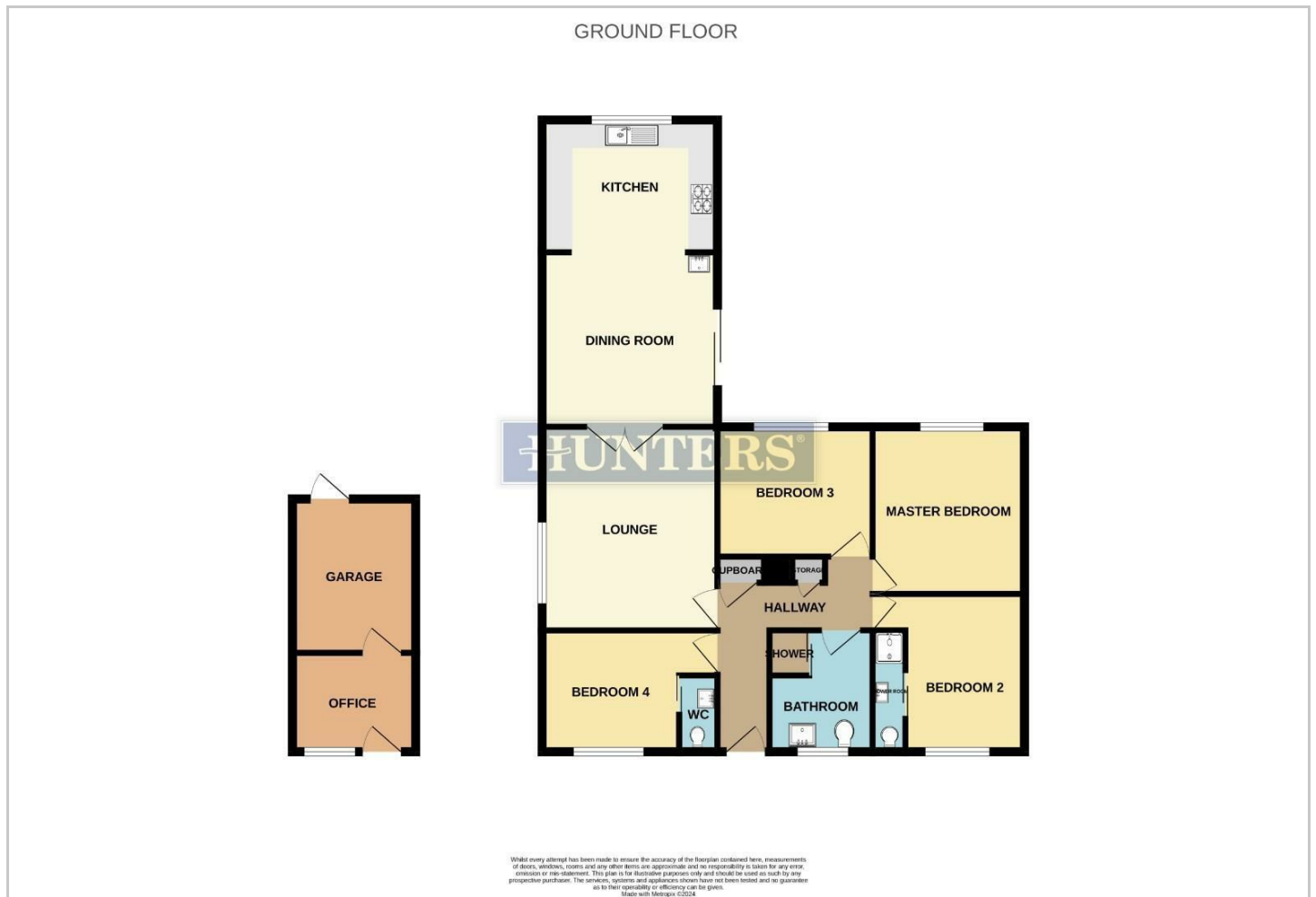
Hybrid Map



Terrain Map



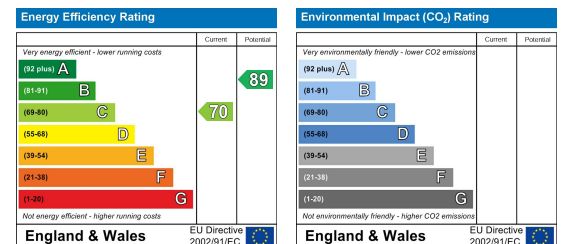
Floor Plan



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.