

HUNTERS[®]

HERE TO GET *you* THERE



Kenbury Drive

Exeter, EX2 8GF

Guide Price £180,000



Council Tax: C



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Porch

Door to the lounge, door to a storage cupboard, housing the gas and electric meters.

Lounge

12'0" x 11'9" (3.68m x 3.60m)

Large window to the front aspect, opening to the kitchen/ diner, stairs to the first floor, fire place, radiator.

Kitchen/ Diner

12'0" x 8'4" (3.67m x 2.56m)

Door to the conservatory, windows to the rear aspect, single sink and drainer high and low level cupboards, roll top work surfaces, space for a cooker, washing machine and fridge freezer.

Conservatory

8'5" x 7'9" (2.59m x 2.37m)

Windows to all aspects, door to the rear garden.

Master bedroom

11'11" x 8'5" (3.65m x 2.57m)

Large window to the front aspect, over stairs storage cupboard, radiator.

Bedroom two

8'4" x 6'0" (2.56m x 1.83m)

Window to the rear aspect, radiator.

Bathroom

5'8" x 5'8" (1.74m x 1.74m)

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

Outdoors

To the front of the property is a small garden with mature shrubs.

To the rear of the is a fully enclosed garden with mature shrubs and a storage she, there is a gate giving access to the front/ side of the property, there is also a communal parking area with allocated parking.

- * Guide price £180,000-£200,00 *
- Close to amenities and green spaces
- Excellent public transport links
- Two bedrooms with ample space
- Flooded with natural light
- Generous garden and parking facilities
- Quiet and peaceful neighborhood

* Guide price £180,000-£200,00 * For sale is this end of terrace property, ideally positioned in a quiet and peaceful neighbourhood with a strong local community. The property is in close proximity to local amenities, green spaces, nearby parks, and reputable schools. Additionally, it benefits from excellent public transport links.

The property needs a complete renovation, offering an exciting project for individuals looking to put their own stamp on a house. It comes with two bedrooms; the first is a double with built-in wardrobes, while the second is a single room, ensuring there is ample space for families, couples, or sharers.

The house features a single kitchen that is flooded with natural light, creating an ideal environment for cooking. There is also a reception room equipped with large windows, promoting a bright and airy atmosphere. The property also includes one bathroom, ensuring all your basic needs are met.

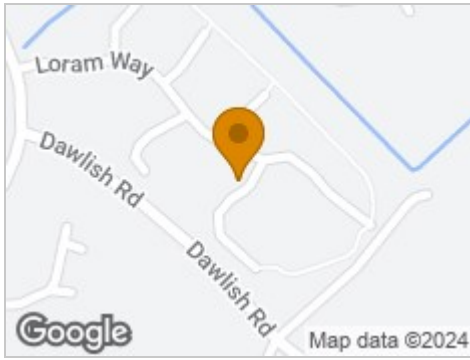
Outside, the property boasts unique features such as a generous garden and parking facilities. It also comes with a conservatory and porch, offering additional spaces to relax and enjoy the surroundings.

Given its location and potential, this property is ideal for families, couples, and sharers alike. It falls under the Council Tax Band C.

In summary, this is a wonderful opportunity to acquire a property with vast potential in a sought-after location. With its unique features and the scope for personalisation, this house could become the perfect home for the right buyer.



Road Map



Hybrid Map



Terrain Map



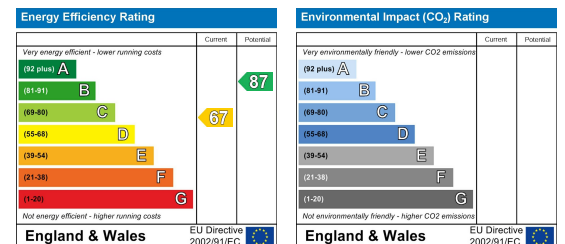
Floor Plan



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.