

HUNTERS[®]

HERE TO GET *you* THERE



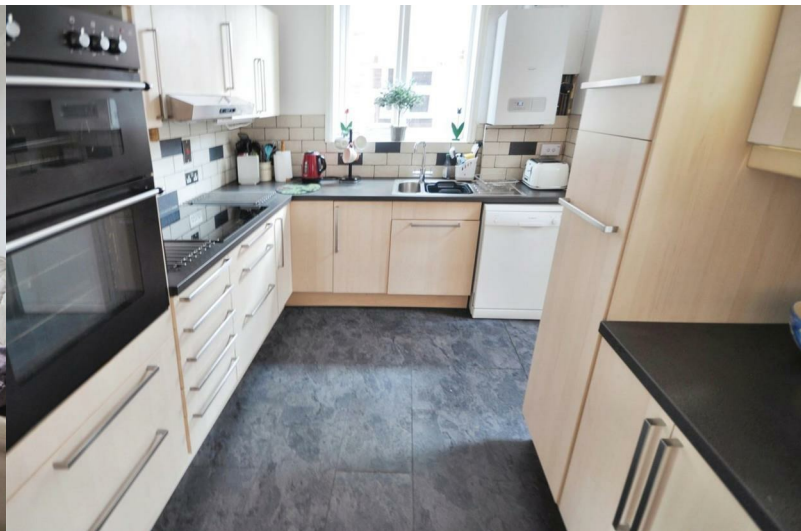
Whipton Lane

Exeter, EX1 3DJ

* Guide price £450,000-£475,000 *



Council Tax: D



116 Whipton Lane

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Hallway

Door to understairs cupboard, stairs to the first floor, door to the utility cupboard, door to the lounge.

Utility cupboard

Window to the side aspect, space for white goods. plumbing for a washing machine.

Lounge

11'1" x 13'7" (3.39m x 4.15m)

Large bay window to the front aspect, feature fire place, radiator, opening to the kitchen/ dining room.

Kitchen/ diner

20'0" x 17'5" (largest points) (6.11m x 5.31m (largest points))

Large open plan space which includes a fire place, extension to add extra space and patio doors to the rear garden, two openings to the large L shape kitchen and utility area which boasts a modern, contemporary look and feel, low and high level cupboards, featuring under lighters and lights within, roll top work surfaces, a single sink and drainer (Utility area) a one and a half bowl sink and drainer (Main kitchen), space for a fridge freezer and dish washer, two windows to the side aspect, door to the WC, built in electric induction hob, two ovens and extractor.

WC

Hand basin, low level WC.

Landing

Doors to bedrooms two, three and four, door to the family bathroom and stairs to the second floor.

Bedroom four

7'4" x 6'7" (2.26m x 2.03m)

Window to the front aspect, radiator.

Bedroom two

13'3" x 10'11" (4.06m x 3.33m)

Large bay window to the front aspect, radiator.

Bedroom three

12'0" x 10'10" (3.67m x 3.32m)

Window to the rear aspect, radiator.

Bathroom

7'4" x 8'0" (2.26m x 2.44m)

Two slightly obscured windows to the side aspect, walk in shower, P shaped bath, low level WC, hand basin, towel rail.

Master bedroom

12'8" x 12'10" (3.88m x 3.92m)

Two large Velux windows either side of the room, alcoves and eves storage, radiator.

Outside

To the front of the property is a garden that is laid to lawn with mature shrubs and a step leading to the front door, the garden is partially enclosed by a low wall. running down the side of the property is a newly tarmacked shared driveway leading to the side access point of the rear garden and the garage, the garage has an up and over door and pedestrian door to the side.

To the rear of the property is a tidy and well maintained garden which is also mainly laid to lawn with two patio area's for entertaining and mature shrubs, the garden is partially enclosed.

Tel: 01392 340130

* Guide price £450,000-£475,000 * This property, in good condition, is located in a much sought-after location, boasting an array of unique features, making it an ideal home for both families and couples. The property has been expertly extended to create an open plan flow from the lounge through the dining room to the extended garden room, which leads directly to the beautiful mature gardens. A standout feature of this property is the stunning fireplace, adding a touch of character and warmth.

In addition, the property offers a garage and parking plus ample on road parking, a rare find in such a central location. The house is nestled in a quiet and peaceful area, surrounded by green spaces and nearby parks, perfect for those who enjoy walking or cycling.

The local area offers an abundance of amenities, including good local schools, making it an ideal place for families. Public transport links are conveniently close, making commuting a breeze. The property is also within walking distance to the city centre, offering a variety of shopping, dining, and entertainment options.

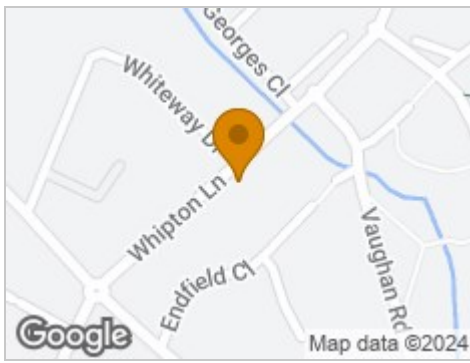
The property is in council tax band D, reflecting the quality and desirability of the location. The open plan flow, verdant garden, and proximity to local amenities truly make this property a gem in the heart of the city. An early viewing is highly recommended to fully appreciate the charm and potential this property holds.

This property offers a blend of character, convenience, and charm, making it an ideal choice for families or couples seeking a property that they can truly make their own. The master bedroom is a double room, flooded with natural light, while the second and third bedrooms are also spacious doubles. The fourth bedroom is a single room, ideal for a child or as a home office.

The property has been extended up and out, to create ample space, for a family.



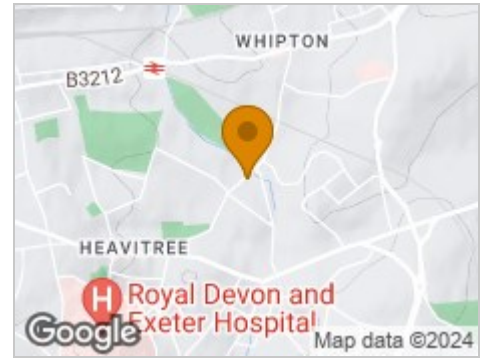
Road Map



Hybrid Map



Terrain Map



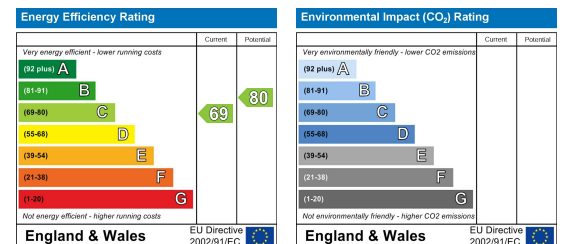
Floor Plan



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.