

HUNTERS[®]

HERE TO GET *you* THERE



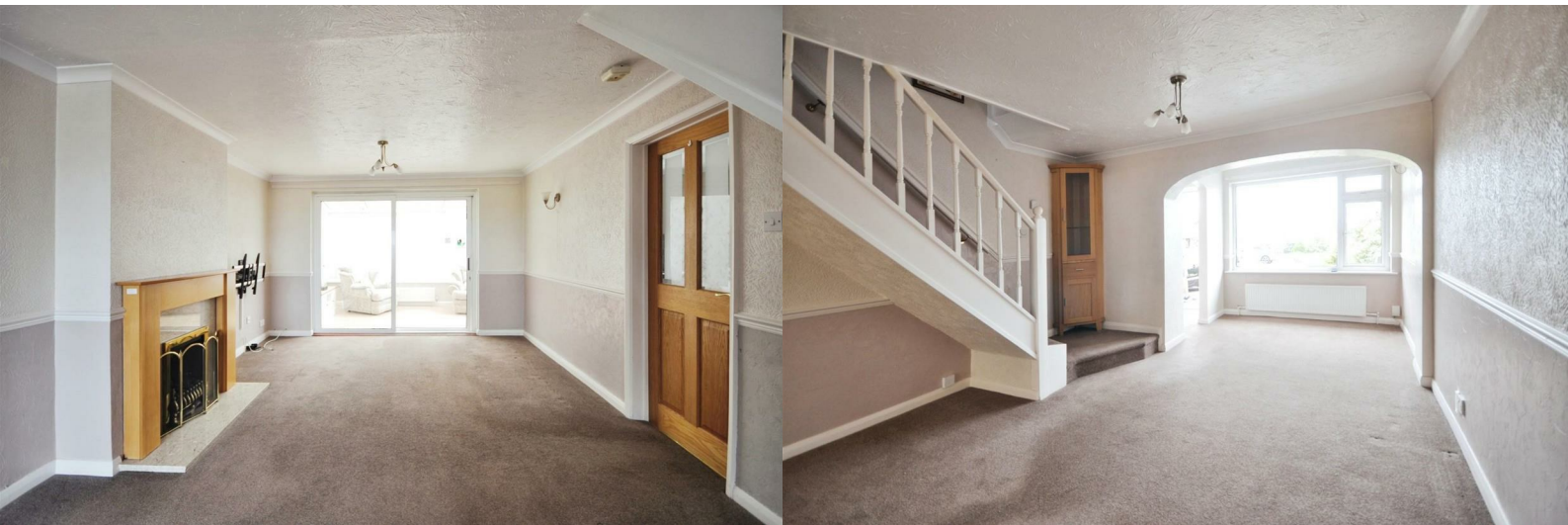
Gilbert Avenue

Exeter, EX2 5NZ

Guide price £375,000-£400,000



Council Tax: D



24 Gilbert Avenue

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Porch

Opening to the lounge/diner

Open plan Lounge/ Diner

29'10" x 11'11" (9.11m x 3.65m)

Large window to front aspect, stairs to first floor, door to the kitchen, sliding doors to the conservatory, radiators.

Conservatory

17'8" x 8'9" (5.41m x 2.67m)

Windows to all aspects, door to rear garden, radiator.

Kitchen

12'6" x 7'11" (3.82m x 2.43m)

Window to rear aspect, high and low level cupboards, roll top work surfaces, one and a half bowl sink and drainer, space for a washing machine and cooker, space for under counter fridge and freezer, door to boot room (Extension)

Boot room

5'1" x 8'1" (1.55m x 2.47m)

Door to the front aspect, radiator, door to WC, large window to side aspect.

WC

5'0" x 4'5" (1.53m x 1.35m)

Vanity unit, radiator, low level WC and hand basin, obscured window to rear aspect.

Landing

Doors to all bedrooms and the family bathroom, doors to an airing cupboard and additional storage cupboard.

Master bedroom

15'0" x 9'1" (4.59m x 2.79m)

Large window to front aspect, radiator, the bedroom is a slight L shape over the stairs.

Bedroom two

13'10" x 7'7" (4.23m x 2.32m)

Window to rear aspect, radiator.

Bedroom three

8'3" x 11'11" (2.52m x 3.65m)

Window to front aspect, radiator.

Bathroom

6'3" x 7'8" (1.91m x 2.34m)

Vanity unit, low level WC, hand basin, corner shower and heated towel rail, slightly obscured window to rear aspect.

Outside

To the front of the property is a driveway giving access to the garage via an up and over door, there are a couple of steps leading to the front door of the property, the driveway gives parking for approximately 3 cars, there is also a garden with mature shrubs surrounded by a low wall.

To the side and rear of the property is a wrap around garden which can be accessed via a gate at the front of the property, a door from the boot room and conservatory. The rear portion of the garden is fully enclosed and is laid out over several levels, there are two patio areas, an area which is laid with artificial grass and mature shrubs.

Garage

Up and over door giving access to the garage, side door giving access to the rear garden.

Tel: 01392 340130

Presenting a semi-detached property for sale, meticulously preserved in a neutrally decorated condition. This residence boasts a sought-after location on a quiet, peaceful corner plot. The location delivers the ultimate conveniences with public transport links, nearby schools, local amenities and parks just a stone's throw away.

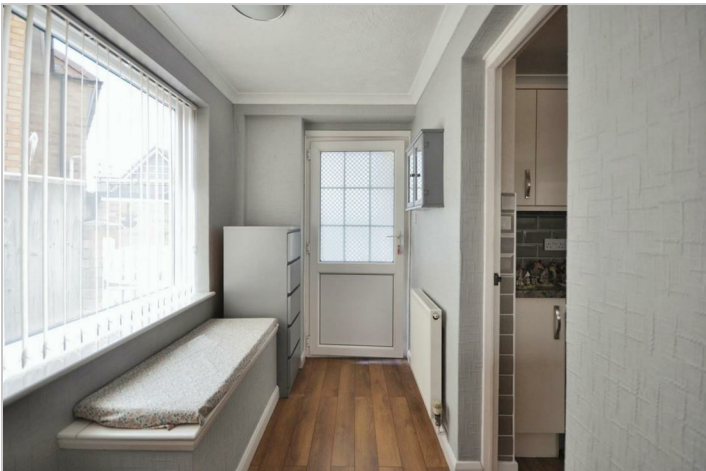
The property offers a unique sense of space with one large reception room, which is beautifully complemented by large windows, an open-plan setting and a warm fireplace. A view of the garden from this room adds a touch of tranquillity. The recently refurbished kitchen adds to the property's modern appeal.

This residence is ideal for families and couples and provides three generously sized bedrooms. The master bedroom is a spacious haven with plenty of natural light. The remaining two bedrooms are also expansive, double-sized rooms with an abundance of natural light, making them perfect for relaxation or work.

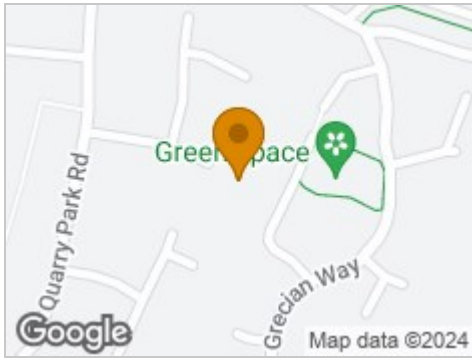
One bathroom and a downstairs WC are included in the property, the bathroom is large and equipped with a rain shower, built-in storage and a heated towel rail. The downstairs WC also features built-in storage, ensuring there's plenty of room for essentials.

Additional details that enhance this property include a conservatory, a garage for parking and the fact that it's chain free. Boasting huge potential and being extended, it provides a fantastic opportunity for a family home or an investment. With its unique features, such as a fireplace and an open-plan layout, this property is set to impress.

In Council Tax Band D, this property ticks all boxes for potential homeowners looking for a serene yet accessible living experience.



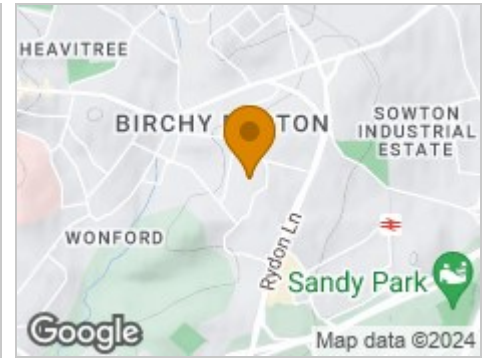
Road Map



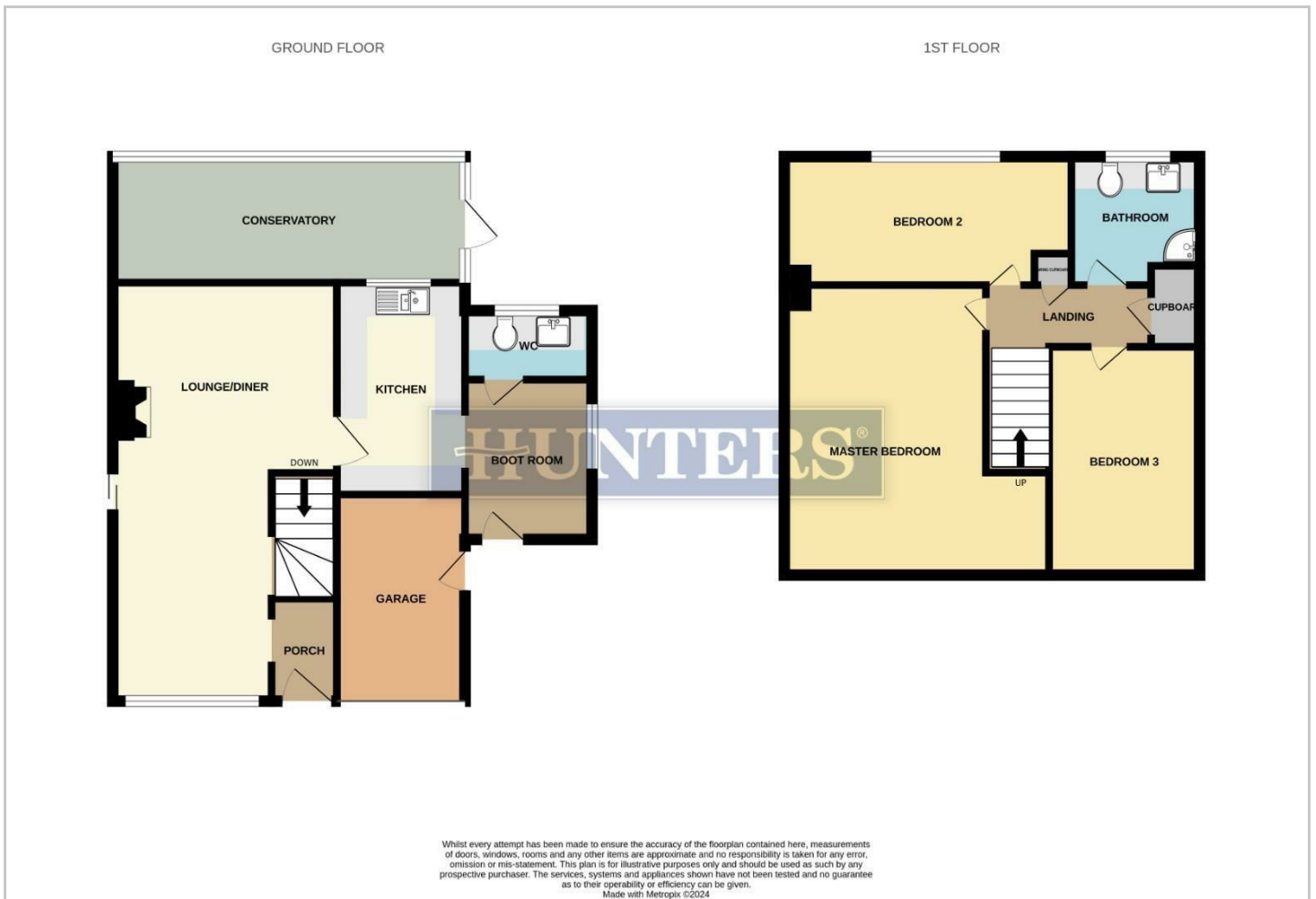
Hybrid Map



Terrain Map



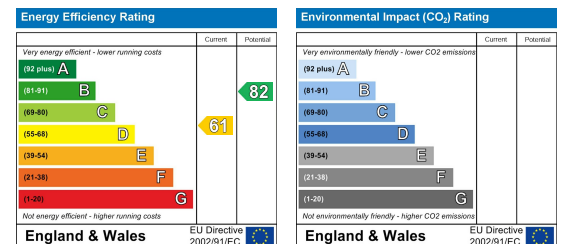
Floor Plan



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.