

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Wellington Road

St Thomas, EX2 9DU

£300,000



Council Tax: C



# 28 Wellington Road

St Thomas, EX2 9DU

£300,000



## Living Room

13'2" x 11'3" (4.02 x 3.43)

Bay window to the front aspect, feature fire place, radiator.

## Dining Room

12'3" x 11'5" (3.74 x 3.48)

Feature fire place, French doors to the lean to/ conservatory, radiator, door to the kitchen/ breakfast room.

## Kitchen

13'4" x 9'3" (4.08 x 2.82)

High and low level cupboards, roll top worksurfaces, window to the rear aspect, window to the side aspect, door to the conservatory, built in induction hood, extractor and oven, space for a washing machine, fridge freezer and dish washer, door to the under stairs storage cupboard, space for a small table.

## Conservatory

Small windows to the side aspect, window to the rear aspect, door to the rear garden, door to the WC.

## Cupboard

Window to the rear aspect

## Partial landing

Doors to bedroom three and the family bathroom

## Bedroom Three

9'7" x 8'11" (2.93 x 2.73)

Bay window to the rear aspect, radiator.

## Bathroom

The bathroom is fully tiled with a partially obscured window to the side aspect, low level WC, bath with shower over and hand basin, heated towel rail.

## Landing

Doors to bedroom one and two

## Bedroom One

14'11" x 11'5" (4.56 x 3.49)

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

## Bedroom Two

11'3" x 9'4" (3.45 x 2.86)

Window to the rear aspect, radiator.

## Outside

To the front of the property the front door opens in to a small front garden that is surrounded by a low wall with a small metal gate.

To the rear of the property is a good sized fully enclosed garden that is surrounded by a wall with a gate at the very end giving rear access, the garden is accessed via the conservatory and is laid mainly to lawn with a area of stone chippings, a pathway going from the property back door to the gate, there is a boarder and patio area.

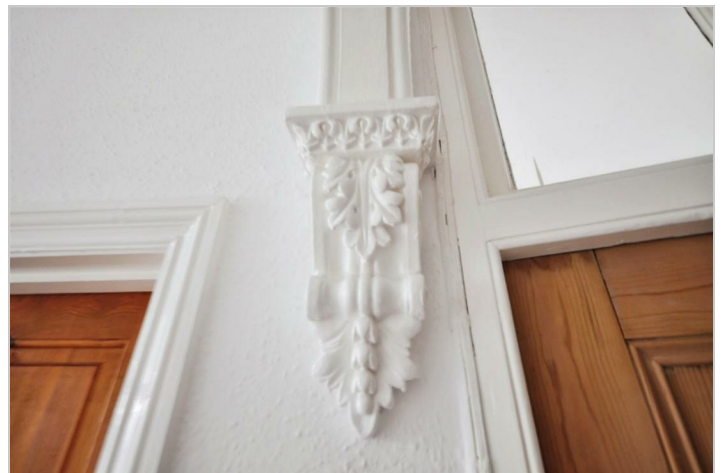
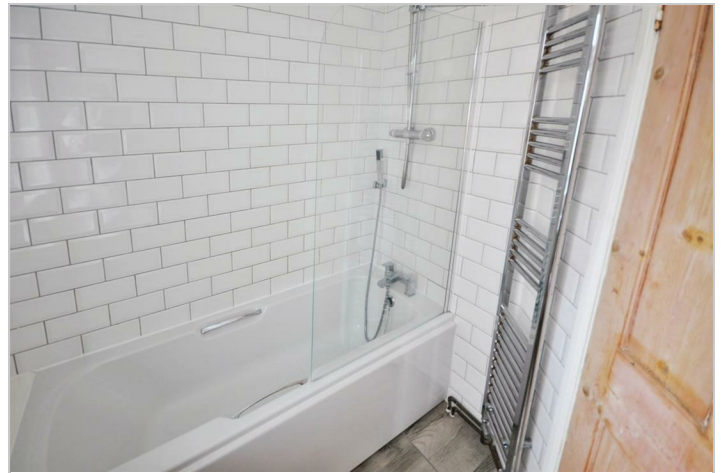
This delightful terraced property is on the market for sale. It is an excellent choice for families, given its layout and the amenities it offers. The property is home to a total of three bedrooms, two of which are comfortable double rooms and the master bedroom, all providing ample space for a growing family.

The property also boasts two reception rooms, offering plenty of space for relaxation and entertainment. The designated kitchen area is practical and well laid out, ready to cater to a family's culinary needs.

The property has an EPC rating of D, indicating it has a reasonable energy efficiency level. It falls under council tax band C, which is something to take into consideration when planning your finances.

One of the key attractions of this property is its location. It is situated in a neighbourhood with access to Cowick Barton playing fields, providing an excellent outdoor space where families can spend quality time together.

Please note that this property has one bathroom, providing the necessary convenience for a family home. This is a wonderful opportunity to acquire a delightful family home in a sought-after location. Don't miss out on this opportunity to secure a residential property that ticks all the boxes in terms of location, space, and layout.



## Road Map



## Hybrid Map



## Terrain Map



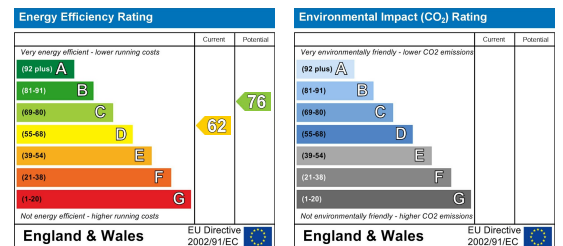
## Floor Plan



## 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.