

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



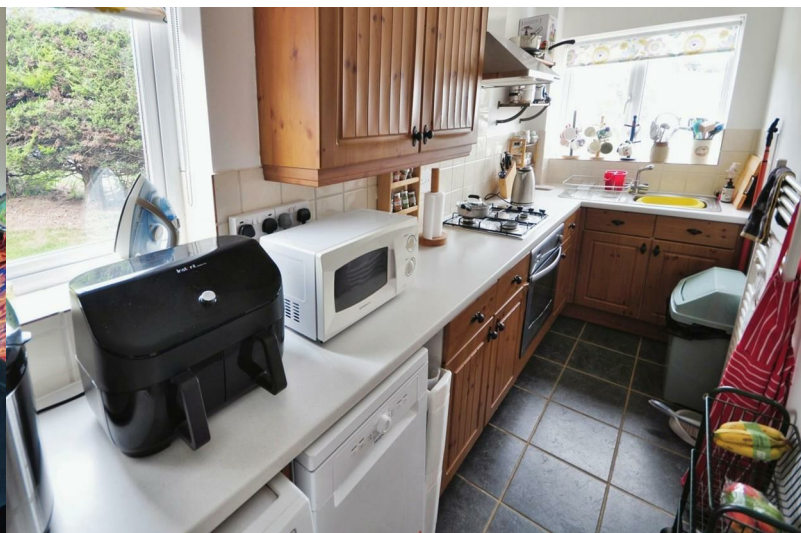
## Stoke Valley Road

Exeter, EX4 5EY

Asking Price £200,000



Council Tax: B





# 25 Stoke Valley Road

Exeter, EX4 5EY

Asking Price £200,000



## Porch

2'8" x 2'9" (0.82m x 0.84m)

From the front door, storage for coats and shoes, door to the lounge/ diner

## Lounge/ Diner

10'4" x 14'6" (3.15m x 4.44m )

Window to the front aspect, gas fire, radiator, stairs to the first floor, door to the kitchen, understairs storage.

## Kitchen

5'1" x 14'7" (1.57m x 4.46m)

Window to the side aspect, window to the front aspect, single sink and drainer, built in gas hob, oven and extractor, space for a fridge freezer, dish washer and washing machine.

## Landing

Window to the side aspect, door to the airing cupboard, doors to the bathroom and bedroom.

## Bathroom

5'9" x 6'8" (1.76m x 2.04m)

Slightly obscured window to the front aspect, bath with shower over, heated towel rail, low level WC and hand basin.

## Bedroom

11'5" x 9'4" (3.50m x 2.87m)

Window to the front aspect, radiator, built in wardrobes.

## Outside

To the front of the property is a small garden with mature shrubs, there is a pathway and steps leading to the public footpath.

To the side of the property is a small garden that is enclosed and is laid to lawn, there are mature shrubs and a space to sit and while away your days. There is also an allocated parking space to the rear

- End of terrace property
- Well-proportioned reception room
- Generously sized bedroom
- Well-appointed bathroom
- Customizable kitchen space
- Quality fixtures and fittings
- Versatile and comfortable living area
- Unique blend of charm
- Ample space for relaxation
- Viewing by appointment only

For Sale: A beautifully maintained end of terrace house in excellent condition. This property is a perfect blend of character and modern living. Boasting a generous bedroom, a well-appointed bathroom, and a fully equipped kitchen, it offers comfort and style in equal measure.

As you step inside, you are welcomed by a cosy reception room, enhanced by a charming fireplace, providing the perfect setting for relaxing evenings. The kitchen doesn't fall short either, equipped to meet all your culinary needs. The property is well-insulated and energy efficient, as certified by its EPC 'C' rating.

The exterior of the house is just as impressive as the interior. It comes with off-street parking, saving you from the hassle of finding a spot when you return home after a long day. The private rear garden provides an ideal setting for outdoor entertainment and relaxation in the warmer months.

Situated in an area with excellent public transport links, the property offers easy access to the city and beyond. The locality is rich with amenities, including reputable schools, making it an ideal home for couples and first-time buyers. Investors will also find this property attractive due to its potential for high rental yields.

The property sits within Council Tax Band 'B', making it a cost-effective option for most budgets. With its unique features and convenient location, this house is sure to attract a lot of interest. Don't miss this opportunity to become part of a vibrant community. Book a viewing today.





## Road Map



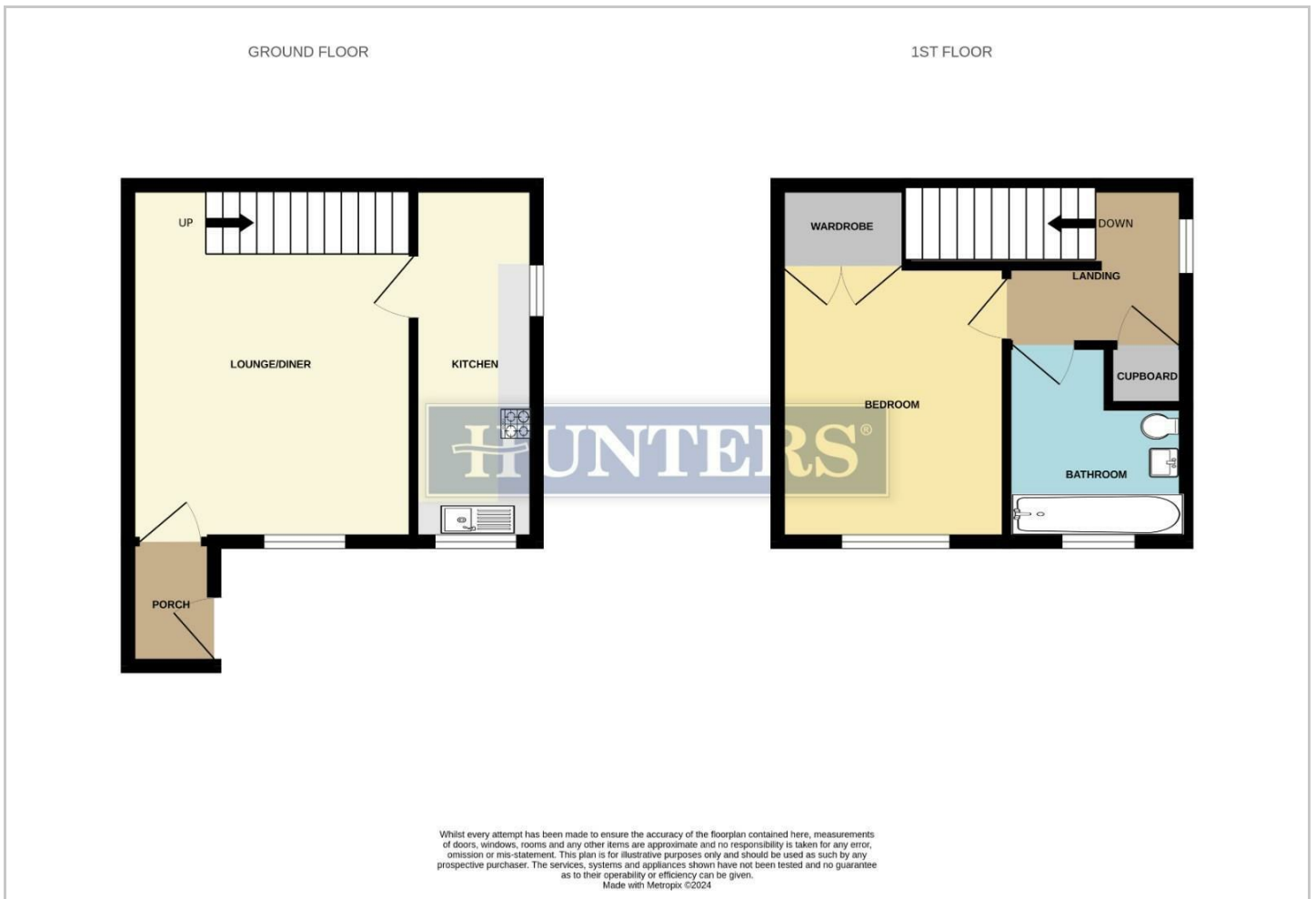
## Hybrid Map



## Terrain Map



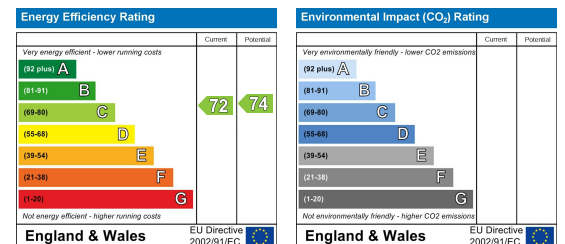
## Floor Plan



## 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.