

# HUNTERS®

HERE TO GET *you* THERE



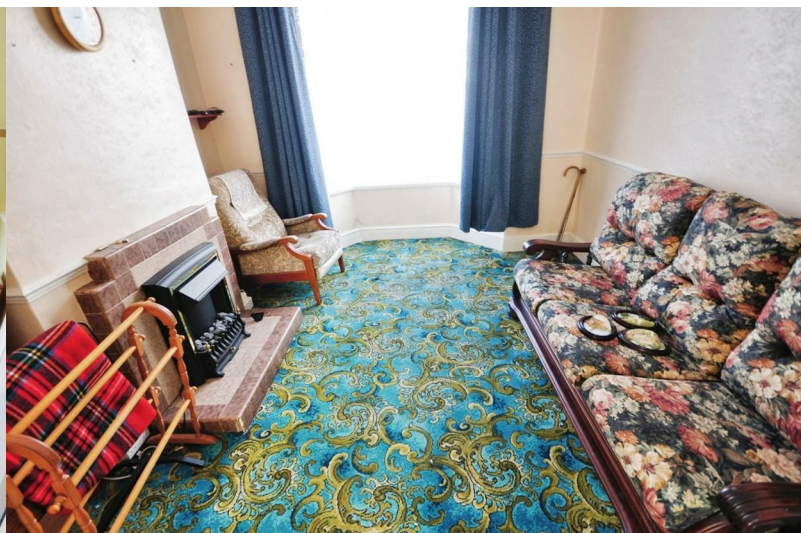
## Oakfield Road

Exeter, EX4 1BA

Price £240,000



Council Tax: B





# 11 Oakfield Road

Exeter, EX4 1BA

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## Porch

Door featuring stain glass to the hallway

## Hallway

Stairs to the first floor, door to the dining room.

## Lounge

10'9" x 10'5" (3.29m x 3.20m)

Bay window to the front aspect, fire place, radiator, double doors to the dining room.

## Dining room

11'8" x 10'7" (3.56m x 3.24m)

Window to the rear aspect, fire place, radiator, double doors to the lounge, door to the understairs cupboard, door to the kitchen.

## Kitchen

7'10" x 10'9" (2.39m x 3.30m )

Window to the rear aspect, door to the utility room, high and low level cupboards, roll top work surfaces, single sink and drainer, space for a fridge freezer, washing machine and cooker.

## Utility room

8'7" x 5'5" (2.64m x 1.67m)

Double doors to the rear garden, window to the rear aspect.

## Partial landing

Door to the family bathroom, steps to the main landing.

## Bathroom

7'10" x 11'2" (2.39m x 3.41m )

Partially obscured window to the rear aspect, door to a storage cupboard housing the boiler, bath with shower over, low level WC, hand basin.

## Landing

Doors to bedroom two, master bedroom.

## Bedroom two

10'7" x 8'10" (3.24m x 2.71m)

Window to the rear aspect, radiator.

## Master bedroom

14'2" x 10'5" (4.34m x 3.19m)

Two windows to the front aspect, radiator.

## Outside

To the front of the property is a small walled garden with a gate giving access to the public footpath.

To the rear of the property is a fully enclosed courtyard garden, there is a good sized storage shed with the door accessed from the garden there is also a gate giving rear access to a rear passageway, the garden is enclosed by a wall.

- 2-bedroom terraced house
- Several floors
- Two reception rooms
- Large windows
- Classic fireplace
- Spacious kitchen
- Open-plan layout
- Good double size bedrooms
- Excellent transport links
- Close to schools

\* Open house Saturday 14th of Sept between 10-12 o'clock , viewings by appointment \* This 2-bedroom terraced house in the heart of Exeter has come to the market and although it requires modernising, it is a property that brims with potential and opportunity. The property is arranged over several floors, offering ample space for families, couples, or sharers alike.

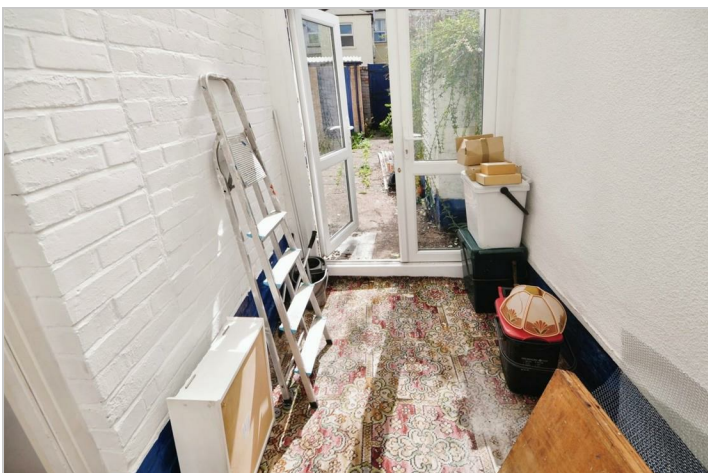
The house is equipped with two well-proportioned reception rooms, each featuring large windows that allow in an abundance of natural light and a classic fireplace adding a touch of charm and warmth to the rooms. There is also a spacious kitchen, ready for a new owner to make their mark and create a heart of the home.

The two bedrooms are both of a good double size, offering plenty of room for storage and personalisation. The large bathroom serves these rooms, providing potential for a luxurious sanctuary with some modernisation.

One of the unique features of this property is its open-plan layout, which provides a great feeling of space and flow throughout the house. The property has an EPC rating of D and falls within council tax band B.

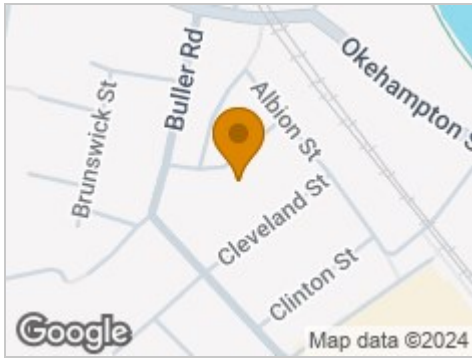
The location is an added benefit of this property. It is well-connected with excellent public transport links and is surrounded by local amenities. Furthermore, it is close to several schools, making it an ideal location for families.

This is a fantastic opportunity to acquire a property with the potential to be transformed into a beautiful and spacious home. Don't miss out on this chance to create your dream home in a fantastic location.





## Road Map



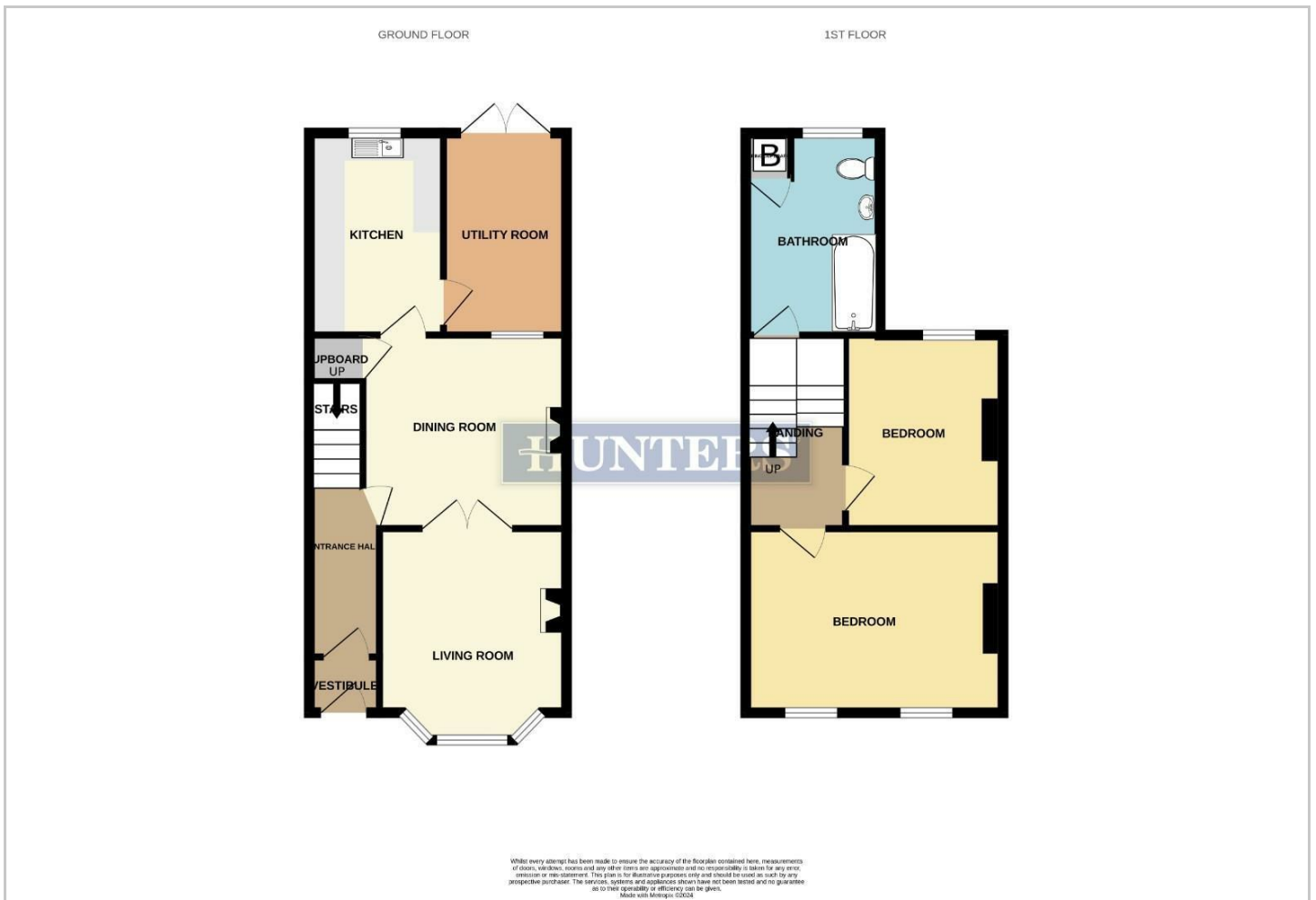
## Hybrid Map



## Terrain Map



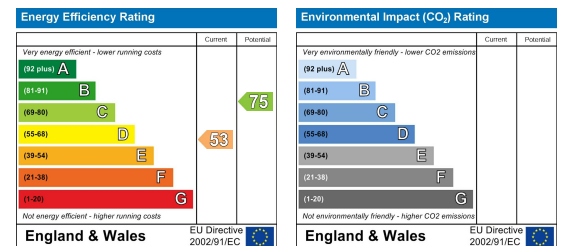
## Floor Plan



## 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.