

# HUNTERS®

HERE TO GET *you* THERE



## Elmside

Exeter, EX4 6LS

Asking Price £180,000



Council Tax: B



# 53b Elmside

Exeter, EX4 6LS

Asking Price £180,000



## Communal area

From the front door you enter a porch which leads to a second door which is the main door of the property, stairs to a partial landing and the doors to both a storage cupboard and bathroom.

## Bathroom

9'9" x 6'2" (2.98m x 1.90m )

Large partially obscured window to rear aspect, bath with shower over, hand basin, low level WC and room for storage units/ vanity.

## Lounge

11'6" x 15'11" (3.51m x 4.86m)

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

## Kitchen

10'7" x 11'6" (3.25m x 3.52m)

Window to rear aspect, high and low level cupboards, built in storage cupboards, roll top work surfaces, single sink and drainer, built in electric hob, oven and extractor, space for a washing machine and fridge freezer, cupboard housing the boiler, space for a table and chairs.

## Master bedroom

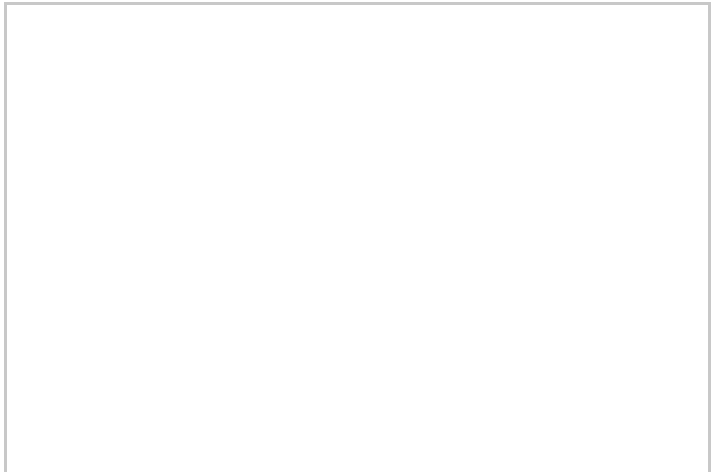
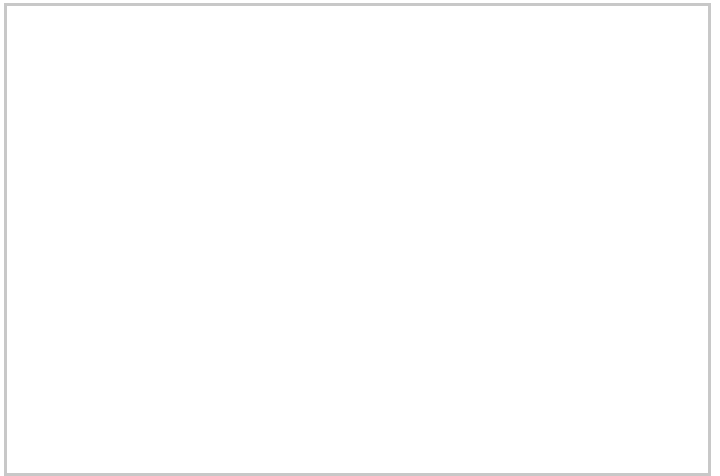
15'1" x 11'8" (4.61m x 3.58m)

Large dormer window to front aspect, radiator.

## Bedroom two

10'5" x 11'3" (3.20m x 3.45m)

Large dormer window to rear aspect, radiator.



## Road Map



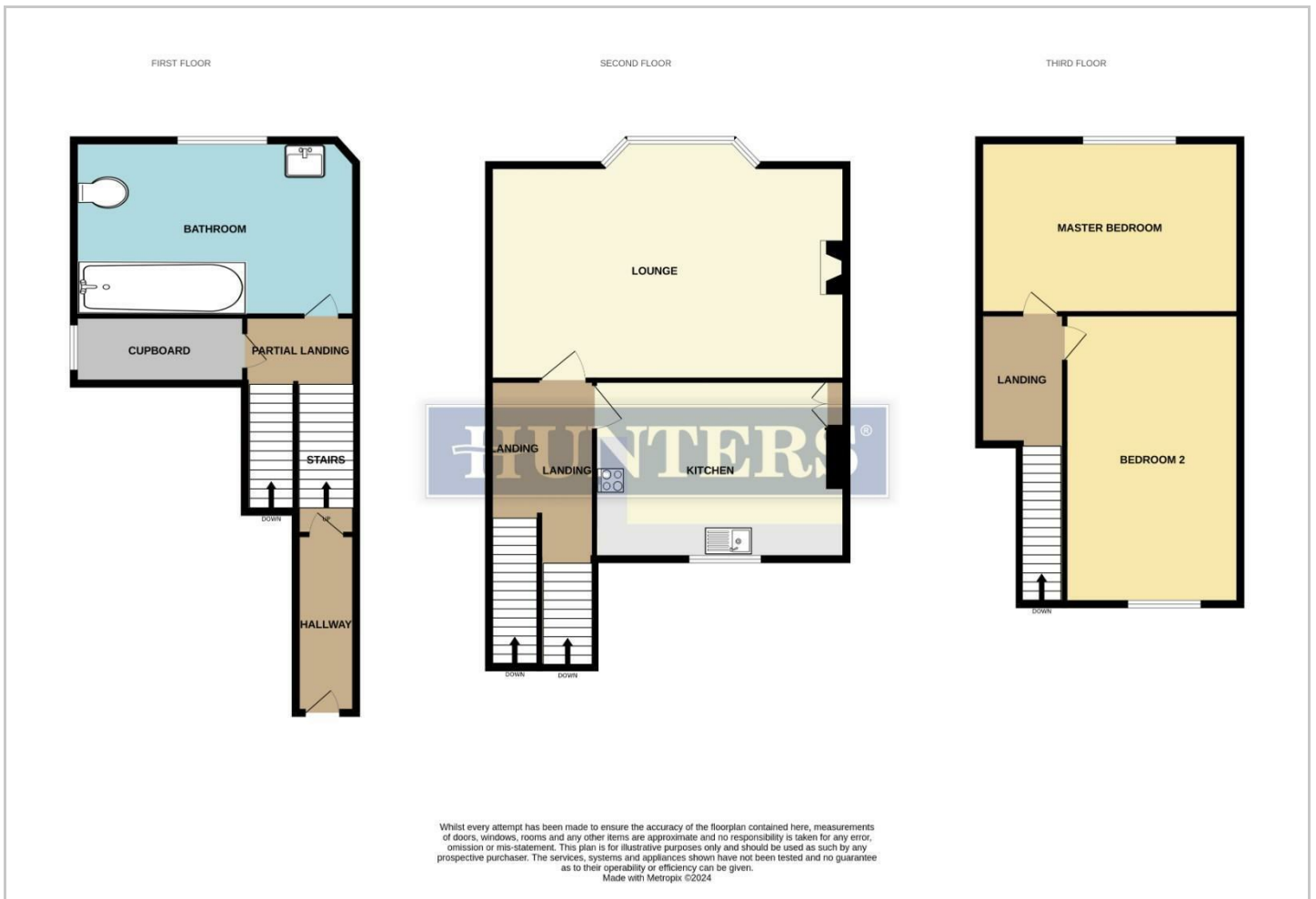
## Hybrid Map



## Terrain Map



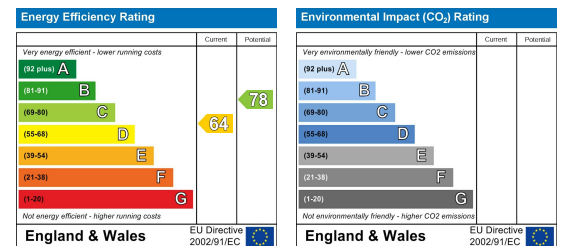
## Floor Plan



## 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.