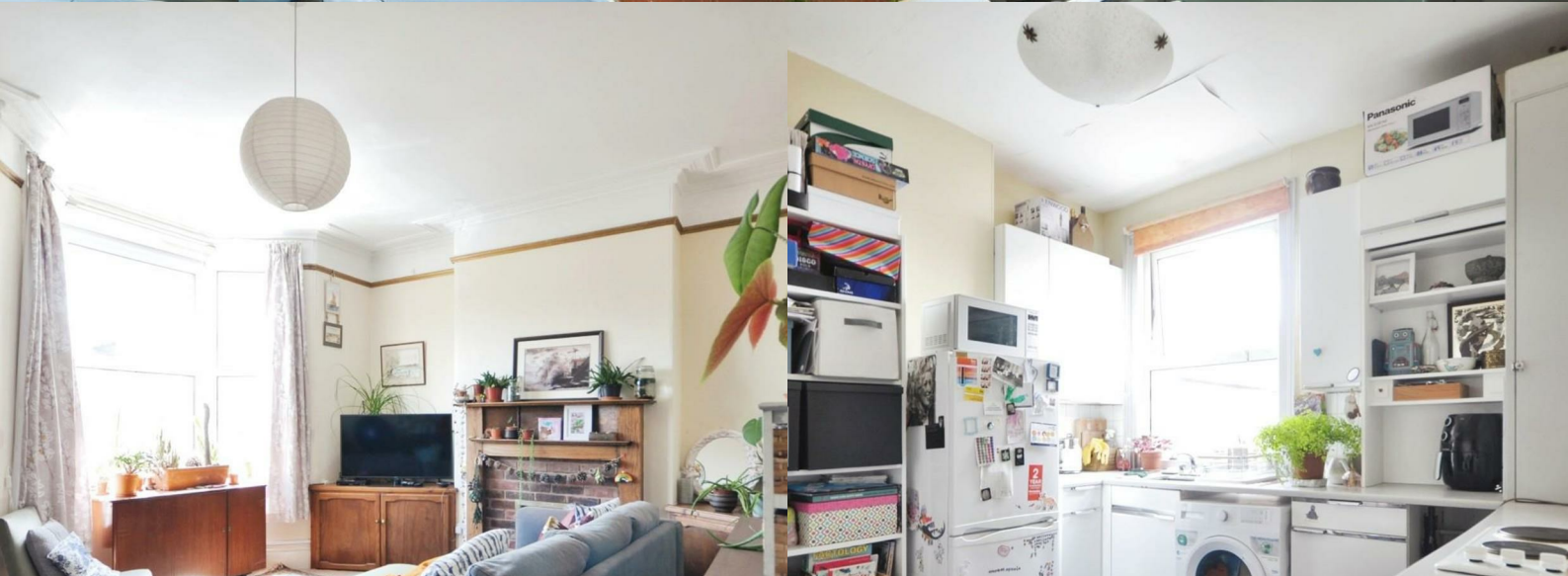


# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Elmside

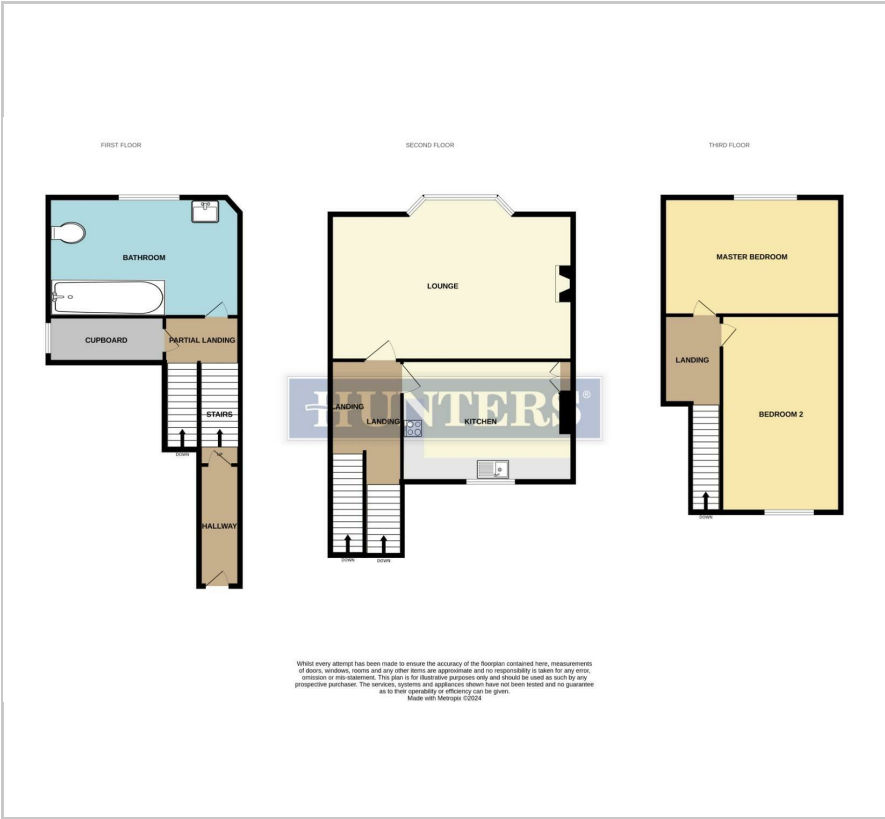
, Exeter, EX4 6LS

Asking Price £180,000



Council Tax: B

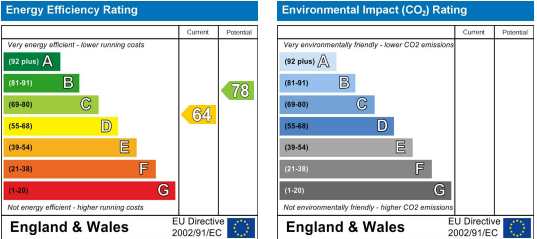
Floor Plan



Area Map



Energy Efficiency Graph



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.

- Two-bedroom maisonette
- Deceptively spacious rooms
- Charming fireplace
- Roomy kitchen with pantries
- Nearby schools and parks
- Three levels
- Natural light throughout
- Built-in storage
- Close to city center
- Excellent public transport links



\* Tenant in situ\* Presenting a unique opportunity to acquire a two-bedroom maisonette in a sought-after location. This property, currently available for sale, is set over three levels, offering deceptively spacious rooms filled with natural light. It's a wonderful investment and an excellent first-time purchase.

The property needs modernising, giving you a chance to put your own stamp on it. It holds an EPC rating of D and falls under council tax band B. The residence offers a single reception room adorned with a charming fireplace and large windows that invite plenty of light. It also features built-in storage, providing a functional and organised living space.

The kitchen is designed to accommodate both cooking and dining, equipped with built-in pantries, and offers a roomy setting. The maisonette consists of two spacious bedrooms, the master and a double, both brimming with natural light. A large bathroom completes the interior layout.

One of the unique features of this home is its proximity to the city center, within convenient walking distance. It is also well served by public transport links and local amenities, making everyday living easier. Nearby schools make this an ideal home for families, while the nearby parks offer wonderful green spaces for everyone to enjoy.

This property is ideal for families, couples, and sharers alike, offering a blend of comfort, convenience, and potential. So, why wait? Seize this opportunity and make this space your dream home.

MATERIAL INFORMATION

**Tenure: Leasehold**  
**Lease Years Remaining: 93**  
**Annual Ground Rent: £0**  
**Service Charge: £350**

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.