

# HUNTERS<sup>®</sup>





HERE TO GET *you* THERE



## Blakeslee Drive

Exeter, EX2 7FN

£375,000

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Council Tax: D





# 49 Blakeslee Drive

Exeter, EX2 7FN

£375,000



## Hallway

Two doors to the kitchen/ diner, door to the understairs storage cupboard, door to the WC, stairs to the first floor.

## Kitchen/ diner

24'2" (widest) x 15'1" (7.39m (widest) x 4.62m )

The kitchen/diner is a good sized open plan, L shaped room, with space for a dining table, opening too the snug/ play room, the kitchen boasts high and low level cupboards and roll top worksurfaces, space for a dish washer, washing machine and fridge freezer, built in gas hob, extractor and oven, one and a half bowl sink and drainer, window to the front aspect, patio doors to the rear garden.

## Snug/ Playroom

13'2" x 9'4" (4.02m x 2.86m)

Window to the rear aspect, radiator.

## WC

5'10" x 2'11" (1.80m x 0.90m )

Low level WC and corner hand basin.

## Landing

Doors to bedrooms two, three the family bathroom and the family lounge/ bedroom four, radiator, door to the partial landing.

## Family lounge/ Bedroom 4

15'5" x 12'0" (4.70m x 3.66m )

Large window to the front aspect, radiator.

## Bedroom 2

8'7" x 11'2" (2.64m x 3.42m)

Window to the rear aspect, door to the Ensuite, radiator.

## Ensuite

6'11" x 3'7" (2.11m x 1.11m )

Walk in shower, low level WC, hand basin.

## Bedroom 3

6'9" x 13'6" (2.07m x 4.13m )

Window to the front aspect, radiator.

## Family bathroom

6'7" x 6'3" (2.03m x 1.92m )

Partially obscured window to the rear aspect, bath with shower over, low level WC, hand basin.

## Partial landing

Stairs to the 2nd floor, window to the front aspect.

## Master bedroom

11'6" x 18'7" (3.52m x 5.68m )

Multiple windows to all aspects, opening to the dressing area, door to the Ensuite, radiator, doors to eave storage.

## Dressing room/ area

6'3" x 8'0" (1.93m x 2.45m )

Window to the rear aspect, hanging rails.

## Ensuite

12'5" x 6'9" (3.80m x 2.06m)

Door to cupboard, walk in shower, low level WC, hand basin, window to both aspects, radiator.

## Outside

To the rear of the property is a well maintained mature garden that is fully enclosed, there is a patio area for entertaining, borders with mature shrubs and an area laid to grass.

To the front of the property is an allocated parking

space, hard standing and a pathway to the property front door, there is also a half garage (Used for storage only as the rear section has been converted, potential to revert back)

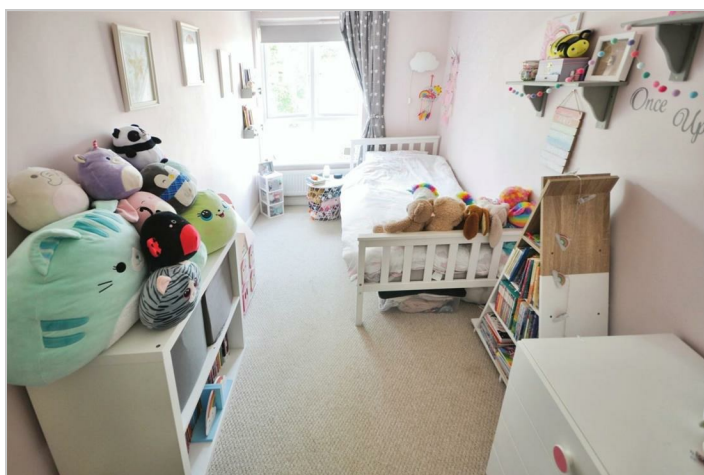
We are thrilled to offer for sale this charming terraced house, nestling in the heart of a vibrant community with excellent public transport links, reputable local schools, and a variety of amenities in close proximity. As an added bonus, the property is surrounded by lush green spaces, offering ample opportunities for leisurely strolls and outdoor recreation.

The house itself is neutrally decorated throughout, boasting a modern, open-plan kitchen with dining space, ideal for hosting dinner parties or enjoying family meals. The property offers two large reception rooms, each with expansive windows that flood the space with natural light and offer garden views, creating a serene and relaxing atmosphere.

The house comprises three spacious, double bedrooms, each bathed in natural light. The master bedroom is a standout feature, offering a wealth of luxury with an ensuite and a dressing room/area. Additionally, the master bedroom's multi-window design ensures an abundance of natural light throughout the day. The potential for a fourth bedroom further enhances the versatility of this delightful home.

There are three bathrooms in the property, with one particularly large in size, providing ample room for a family or a couple in need of extra space. The property also benefits from a garage and dedicated parking area that offers extra convenience.

Other notable features include a well-maintained garden, ideal for summer BBQs or a quiet evening under the stars. This property truly offers the best of comfortable, modern living and would be an ideal home for families or couples. It is listed under Council Tax Band D. Don't miss out on this fantastic opportunity. Schedule a viewing today.



## Road Map



## Hybrid Map



## Terrain Map



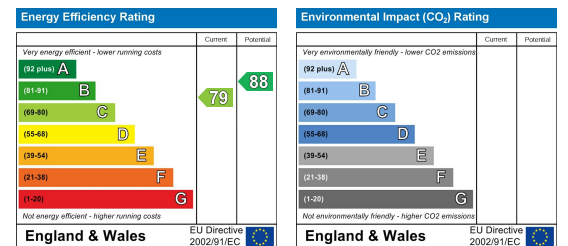
## Floor Plan



## 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.