

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Staddle Stone Road

Exeter, EX1 3FS

£350,000



Council Tax: D



# 67 Staddle Stone Road

Exeter, EX1 3FS

£350,000



## Entrance Hall

Stairs to first floor, radiator, door to:

## WC

Hand wash basin, WC, radiator, extractor fan

## Lounge

13'0" x 9'4" (3.97 x 2.85)

Radiator, French doors to garden, window to the front aspect.

## Kitchen/ Diner

13'0" x 9'4" (3.96 x 2.84)

Range of matching wall and base units with work tops, sink, drainer and mixer tap with tiled splash backs, integrated dishwasher, washing machine, fridge, freezer, oven and hob with hood over, sink, drainer and mixer tap, window to front and french doors to garden, built in storage cupboard

## 1st Floor landing

stairs to second floor, radiator

## Bedroom four

13'0" x 10'8" (3.97 x 3.24)

window to rear aspect, radiator

## Bathroom

Bath with shower over, WC, pedestal hand wash basin, radiator, obscured window to front aspect

## Bedroom three

13'0" x 12'3" (3.97 x 3.74)

Window to rear aspect and window to front aspect, radiator

## 2nd Floor landing

Built in cupboard

## Master bedroom

13'0" x 9'10" (3.95 x 3.0)

Windows to front and rear aspects, radiator

## Ensuite

6'1" x 5'9" (1.87m x 1.77m)

WC, pedestal hand wash basin, fully tiled shower cubicle, obscured window to front

## Bedroom two

13'0" x 10'8" (3.96 x 3.26)

Windows to front and rear aspects, radiator

## GARDEN

Fully enclosed with higher than average fencing, two paved patio areas and the remainder is mainly laid to lawn with timber shed, gated side access which leads to garage with up and over door and one parking space in front

- Four double bedrooms
- Master Ensuite
- Parking and Garage
- Close to local amenities
- Close to the local station
- Private garden
- Kitchen/ Diner
- Neutral throughout

Presenting a remarkable semi-detached property for sale, outstandingly maintained and in good condition. This residence boasts a total of 4 spacious double bedrooms, each exuding an aura of comfort and sophistication. The master bedroom is not only spacious, but it also features an en-suite for added convenience.

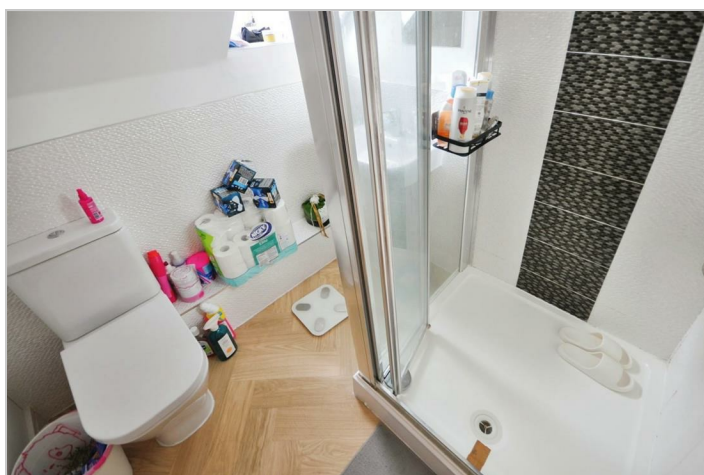
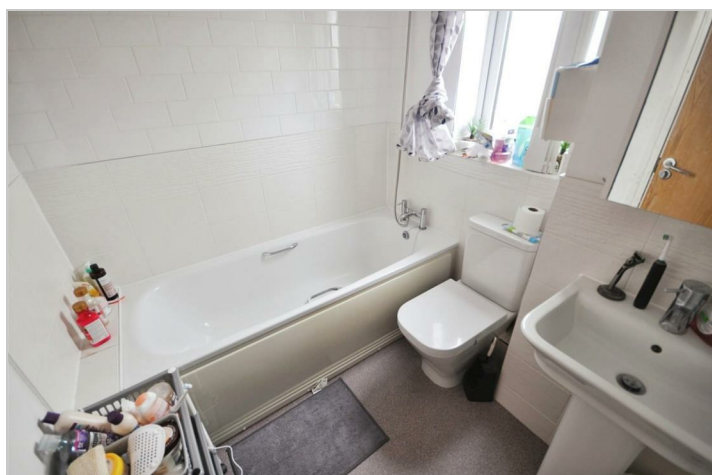
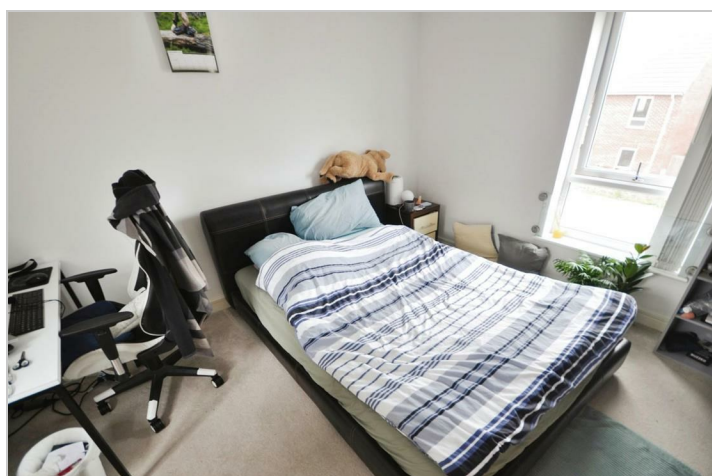
The property hosts 1 large bathroom fitted with modern amenities, promising an experience of comfort and relaxation. The house also comprises of a contemporary kitchen, equipped with modern appliances. The room is bathed in natural light and includes a dining space, making it the perfect area for family meals.

A key feature of this property is the single reception room, which offers direct access to a well-maintained garden - an ideal spot for relaxation or entertaining guests. The property also includes a garage and ample parking space, making it convenient for families with multiple vehicles.

The property holds an energy performance certificate (EPC) with a 'B' rating, demonstrating its energy efficiency. It falls within Council Tax Band 'D', offering a reasonable tax rate for the new owners.

Located in a vibrant neighbourhood, the property is conveniently positioned near public transport links and reputable schools. It's an ideal choice for families or couples who enjoy outdoor activities, as the area also offers green spaces, walking routes and cycling routes.

Unique features such as a garage, parking, and a garden enhance the appeal of this property, making it an ideal choice for families and couples seeking a comfortable and convenient living. This property offers a blend of style, convenience and comfort, making it a dream home for many.



## Road Map



## Hybrid Map



## Terrain Map



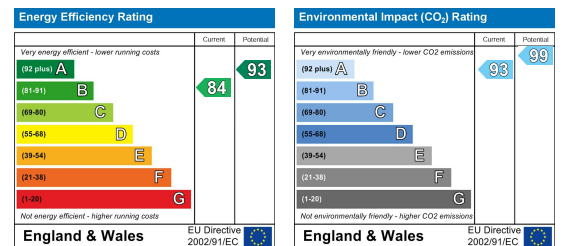
## Floor Plan



## 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.