

HUNTERS[®]

HERE TO GET *you* THERE



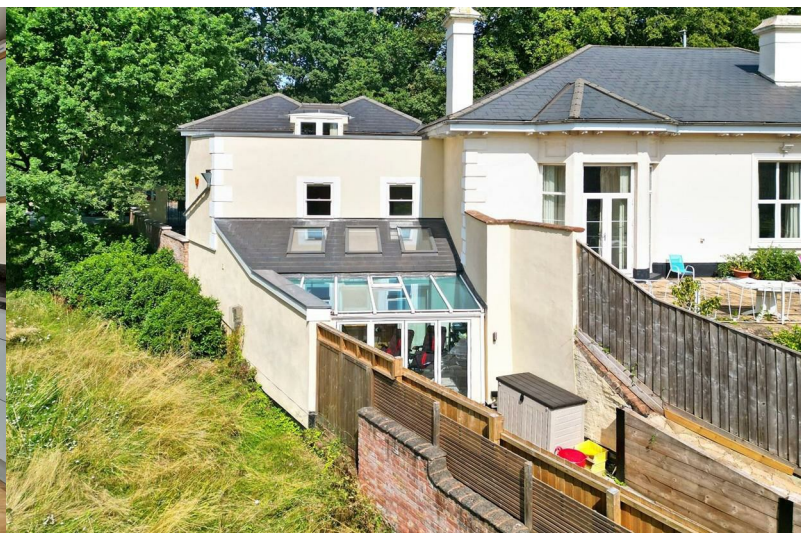
Topsham Road

St Leonards, Exeter, EX2 4RS

* Guide price £650,000-£700,000 *



Council Tax: E



78B Topsham Road

St Leonards, Exeter, EX2 4RS

*** Guide price £650,000-£700,000 ***



Agents comments

All of the rooms in the house benefit from underfloor heating, allowing you to choose exactly the climate you prefer, this house definitely stands out as one of a kind, do not miss your chance to own it...

Hallway

Stairs to the lower ground floor, stairs to the partial landing.

Partial landing

Doors to the WC and main living space.

WC

Hand basin, low level WC

Lounge area

19'5" x 14'5" (5.93m x 4.40m)

Three large sky lights, doors to the conservatory, opening to the kitchen.

Kitchen

14'9" x 13'0" (4.51m x 3.97m)

Low and high level cupboards, roll top work surfaces, eye level double oven and induction hob with extractor, one and a half bowl sink and drainer ample work space to create those special Corden blur moments, built in fridge freezer, dish washer, door to the utility/ dining room. breakfast area.

Utility/ snug/ dining room

11'1" x 18'5" (3.39m x 5.62m)

wo windows to the front aspect, a small area designated to a roll top work surface cupboards and a one and a half bowl sink and drainer, space for a washing machine and tumble dryer, doors to a storage cupboard.

Conservatory

11'1" x 18'5" (3.39m x 5.62m)

Glass surround, doors to the rear garden.

Partial landing

Doors to the bathroom, bedrooms two, three and four, stairs to the first floor.

Bedroom two

14'0" x 11'8" (4.29m x 3.58m)

Two windows to the rear aspect, door to the dressing room.

Dressing room

7'4" x 6'7" (2.25m x 2.03m)

Space for clothes and shoes, hanging rails.

Bathroom

10'0" x 8'0" (3.07m x 2.44m)

Vanity unit housing the hand basin, walk in shower, low level WC, bath.

Bedroom three

12'10" x 11'10" (3.92m x 3.62m)

Window to the front aspect.

bedroom four

12'10" x 10'11" (3.92m x 3.35m)

Window to the front aspect, doors to a cupboard.

Partial landing

Doors to the master bedroom, dressing room and bathroom.

Master bedroom

11'8" x 22'3" (3.56m x 6.80m)

bulk head over the stairs, double doors to the balcony and rear aspect.

Dressing room

10'5" x 9'6" (3.20m x 2.92m)

Hanging rails, room for shoes and clothes.

Bathroom

9'6" x 11'6" (2.92m x 3.53m)

P shaped jacuzzi bath, walk in shower, doors to a cupboard, vanity unit housing a hand basin, low level WC, sky light.

Outside

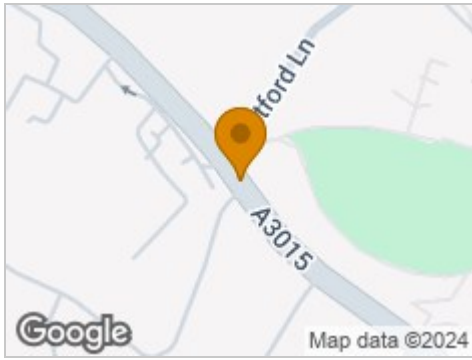
To the front of the property is an area laid to slate, the front garden is fully enclosed with a gate securing the space, there are borders and a pathway that leads to the front door.

To the rear of the property the garden which is fully enclosed with a low wall and wooden fence there is an area made up of composite decking, directly from the conservatory doors is an entertaining space for those long summer evenings, there is an rear laid to gravel, parking for several cars accessed via private gates, there is a garage with an up and over door boasting lights and electric.

- * Guide price £650,000-£700,000 *
- City centre location
- Four bedrooms, two bathrooms
- Two generous reception rooms
- Contemporary open-plan design
- Turn-key ready renovations
- Private garden for relaxation
- Private garage for parking
- Energy-efficient EPC rating B
- Spacious interior design



Road Map



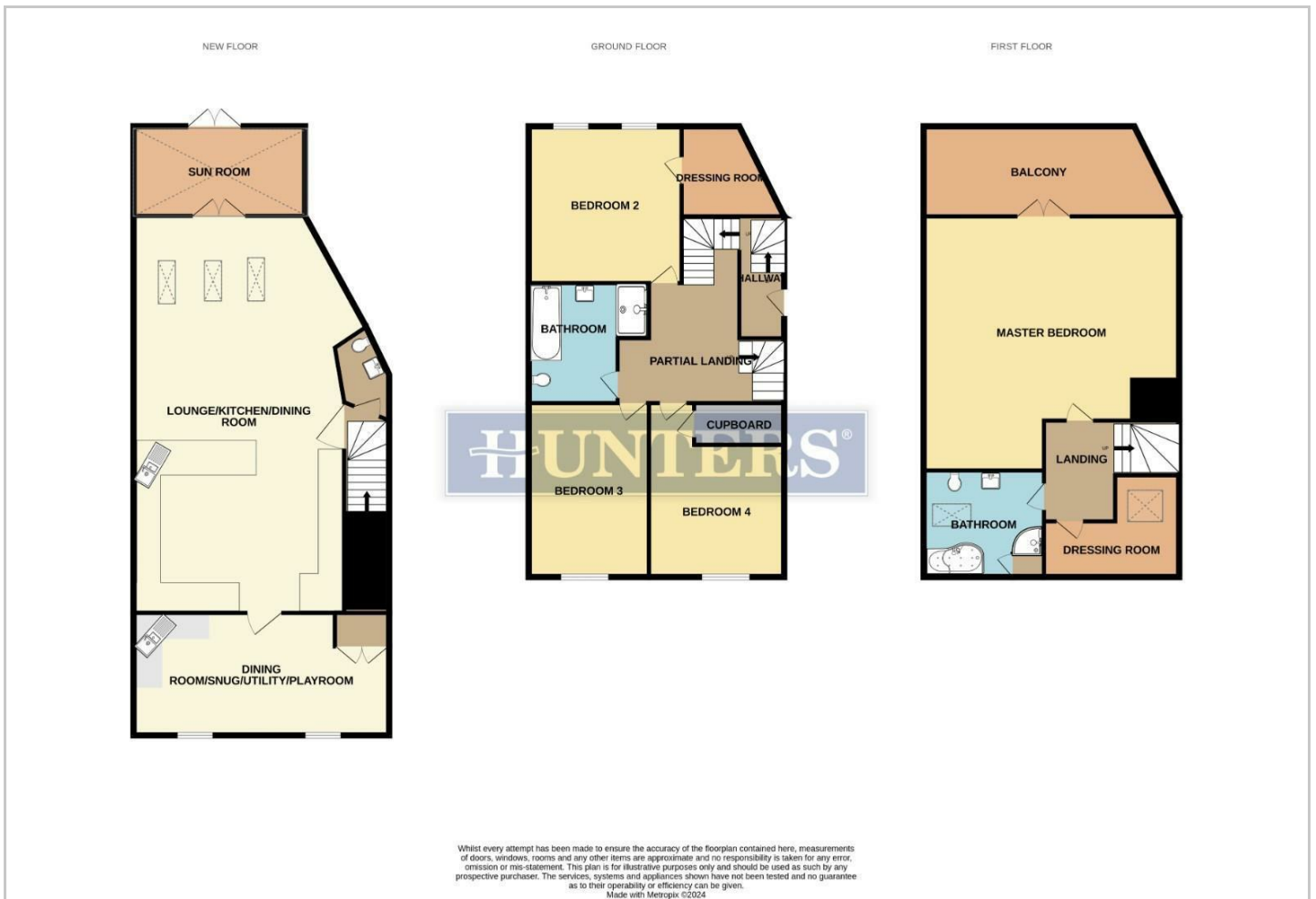
Hybrid Map



Terrain Map



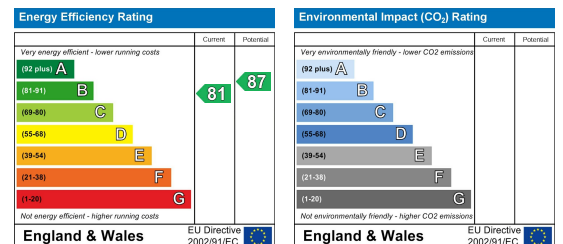
Floor Plan



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.