

HUNTERS[®]

HERE TO GET *you* THERE



Kinnerton Way

Exeter, EX4 2PR

Offers In The Region Of £175,000



Council Tax: B



40 Kinnerton Way

Exeter, EX4 2PR

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Lounge/ Dining room

11'10" x 14'11" (3.61m x 4.56m)

Two windows to the front aspect, electric radiator, space for a dining table.

Kitchen

9'7" x 6'1" (2.93m x 1.87)

Window to the rear aspect, beautifully modern kitchen boasting high and low level cupboards, rolltop worksurfaces, space and plumbing for a washing, space for a fridge freezer, built in induction hob, oven and extractor, one and a half bowl sink and drainer.

Bedroom one

10'4" x 10'10" (3.16m x 3.32m)

Window to the rear aspect, electric radiator.

Bedroom two

10'3" x 9'5" (3.13m x 2.89m)

Window to the front aspect, electric radiator.

Bathroom

6'1" x 6'1" (1.87m x 1.86m)

Bath with shower over, hand basin and vanity unit, low level WC, partially obscured window to the rear aspect.

Communal Area

Front the public footpath, you enter the building main door, you then proceed up two flights of stairs, the property front door is on your left hand side, with the property comes an allocated parking space.

Material Information - Exeter L

Tenure Type; Leasehold

Leasehold Years remaining on lease; 977

Leasehold Annual Service Charge Amount £1,420

Leasehold Ground Rent Amount; £180

Council Tax Banding; B

Close to local amenities

- Good transport links
- close to local schools
- Good location
- Modern kitchen
- Modern bathroom

Welcome to this charming property located on Kinnerton Way in the beautiful city of Exeter. This delightful flat boasts a modern kitchen, perfect for whipping up delicious meals, and a stylish bathroom for a relaxing soak after a long day.

With two bedrooms, this property offers ample space for a small family or those looking for a guest room or home office. The lounge/dining room provides a cosy space to unwind and entertain guests, with good room sizes throughout the property ensuring comfort and convenience.

Conveniently situated close to St David's station, commuting will be a breeze, and with off-road parking, you'll never have to worry about finding a space for your vehicle. The property's proximity to local amenities and schools makes it an ideal choice for families or anyone looking for a vibrant community to call home.

Don't miss out on this fantastic opportunity to own a lovely home in a prime location in Exeter. Book a viewing today and envision the endless possibilities this property has to offer!



Road Map



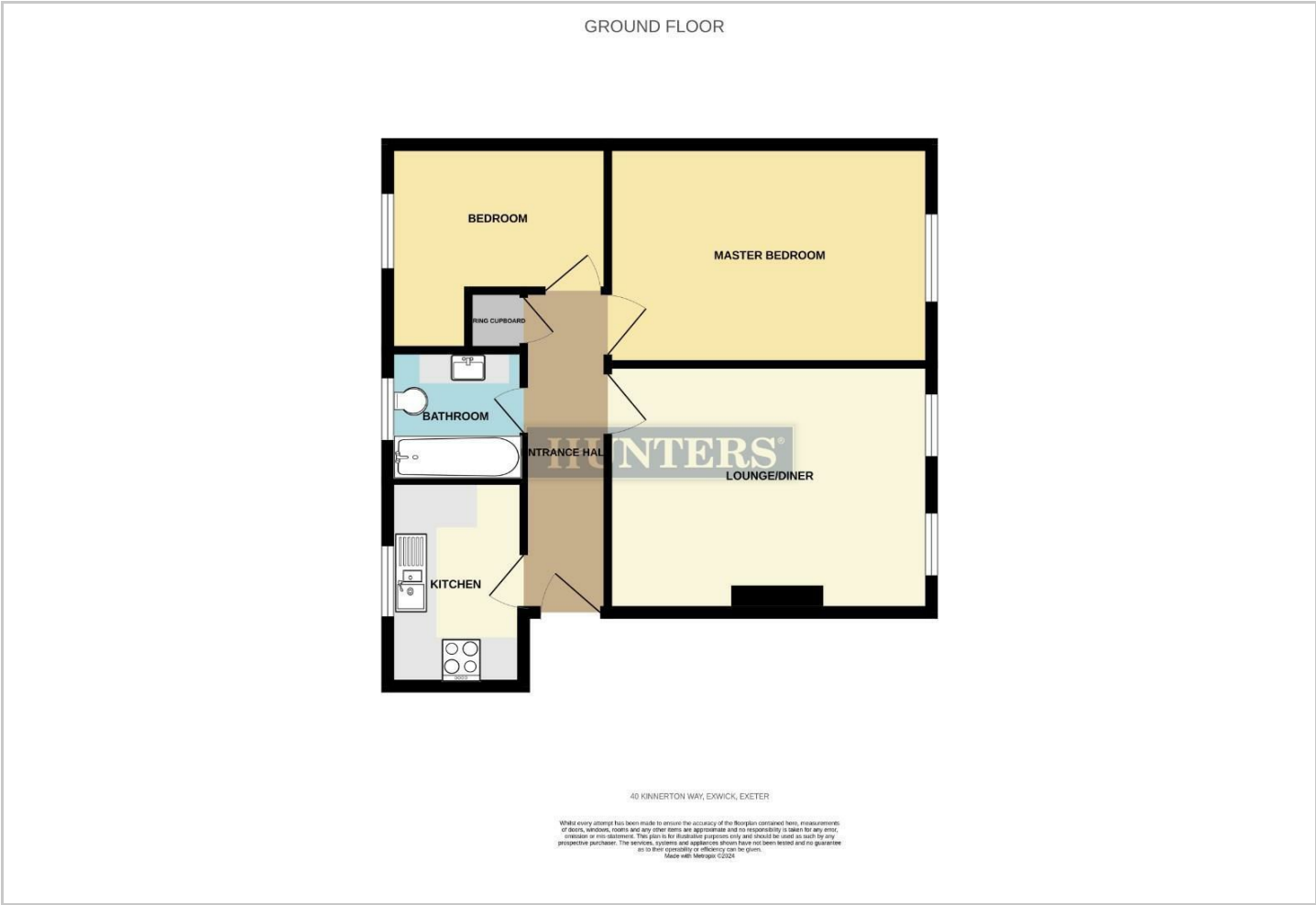
Hybrid Map



Terrain Map



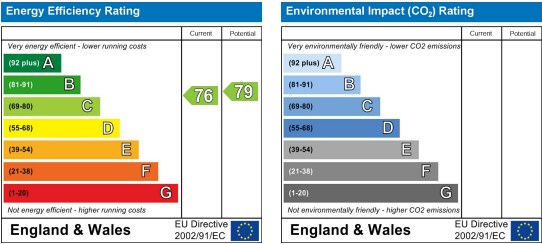
Floor Plan



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.