

HUNTERS®

HERE TO GET *you* THERE



Smith Field Road

Exeter, EX2 8YN

Guide price £225,000-£250,000



Council Tax: C



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Porch

6'1" x 3'10" (1.87m x 1.17m)

Door to the hallway.

Hallway

Stairs to the first floor, doors to the kitchen and Lounge/ Dining room

Kitchen

10'10" x 5'10" (3.32m x 1.80m)

Window to the front aspect, low and high level cupboards, roll top work surfaces, built in electric hob, oven and extractor hood, space for a washing machine, single bowl sink and drainer.

Lounge/ Dining room

11'10" 13'9" (3.61m 4.20m)

Patio doors to the rear aspect, radiator.

Conservatory

10'2" x 6'0" (3.12m x 1.85)

Glass surround, door to the side aspect.

Landing

Access to the roof space, doors to both bedrooms and the bathroom.

Master bedroom

9'1" x 11'9" (2.78m x 3.59m)

Large built in wardrobes, two windows to the front aspect, radiator.

Bedroom two

11'9" x 8'11" (3.60m x 2.73m)

Window to the rear aspect, radiator, built in wardrobe.

Bathroom

6'3" x 4'11" (1.91m x 1.50m)

Bath with shower over, low level WC, hand basin, radiator.

Outside

To the front of the property is an area laid to lawn with a pathway leading to the front door of there property, there are mature shrubs.

To the rear of the property is a fully enclosed garden, there is a patio area, a wooden shed for storage and a gate giving rear access there is also a private parking space.

- * Guide price £225,000-£250,000 *
- Chain free
- Allocated parking
- Enclosed rear garden
- Sought after location
- Good room sizes
- In need of some updating

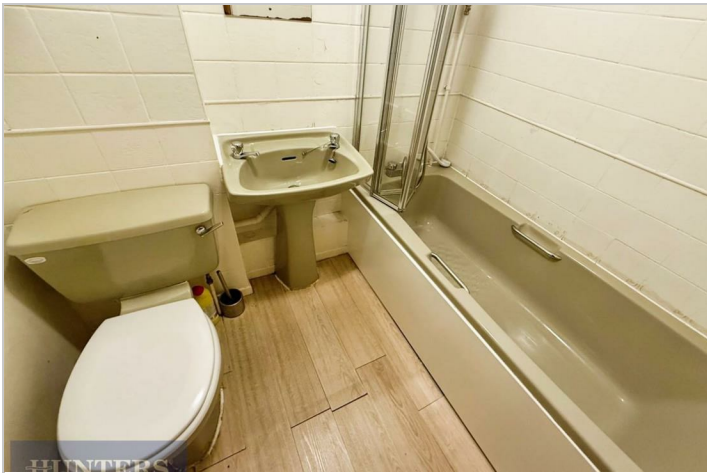
* Guide price £225,000-£250,000 * Presented for sale, this terraced house is a delightful opportunity for first-time buyers, families, and investors alike. Currently in need of modernising, this property provides the perfect canvas to create a home that truly reflects your personal style and taste.

The house comprises two well-proportioned bedrooms, one bathroom, a single reception room, and a kitchen. Despite its need for a refresh, the property's potential is undeniable, with a layout that offers a comfortable living environment. The property also benefits from a parking facility, an essential commodity in today's busy lifestyle. The garden serves as a private outdoor space, offering potential to landscape and create your own peaceful oasis.

Located in a highly sought-after location, this property benefits from excellent nearby public transport links. For families, the proximity to local schools is a significant advantage, making the morning school run a breeze. Local amenities are within easy reach, offering a range of shops and services for your daily needs. For those who enjoy outdoor activities, the area is blessed with green spaces and cycling routes, perfect for weekend explorations.

The house is chain-free, simplifying the buying process and potentially allowing for a quicker move. The property falls under council tax band C and has an EPC rating of C, indicating a reasonable level of energy efficiency.

In conclusion, this property holds immense potential for those willing to undertake a modernisation project. Its location, unique features, and the chain-free aspect make it a promising investment.



Road Map



Hybrid Map



Terrain Map



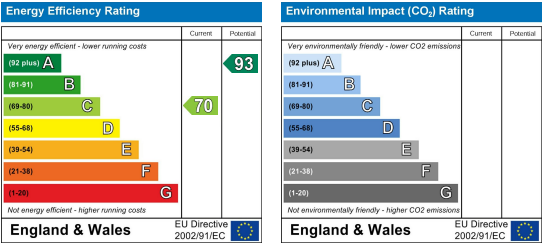
Floor Plan



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.