

# HUNTERS®

HERE TO GET *you* THERE



Grecian Way

EX2 5PF

£475,000



Council Tax: E





# 18 Grecian Way

EX2 5PF

£475,000



## Hallway

Doors to the cloakroom, lounge, kitchen/ breakfast room and utility cupboard, stairs to the first floor

## Lounge

17'8" x 10'11" (5.41m x 3.35m)

Two sets of patio doors leading to the rear garden, French doors to the dining room, feature fire place with (Roman marble), radiator.

## Dining room

10'0" x 10'4" (3.07m x 3.16m)

Dual aspect windows one to the front aspect one to the rear aspect, radiator, built in storage.

## Kitchen/ breakfast room

17'8" x 9'4" (5.40m x 2.86m)

Large bay style window to the front aspect, space for a table and chairs, window to the front aspect, sink and drainer, built in gas hob, extractor and eye level oven, built in dishwasher, high and low level cupboards, roll top work surfaces, radiator, underfloor heating, built in storage.

## Utility cupboard

4'1" x 6'3" (1.27m x 1.92m)

Plumbing and space for a washing machine, space for a low level freezer.

## Cloakroom

2'11" x 5'5" (0.90m x 1.67m)

Partially obscured window to the front aspect, low level WC, hand basin.

## Landing

Window to the side aspect, doors to all four bedrooms and the family bathroom along with the airing cupboard.

## Master bedroom

11'4" x 10'7" (3.46m x 3.23m)

Built in wardrobes, window to the rear aspect, radiator.

## Bedroom two

9'5" x 9'7" (2.88m x 2.93m)

Window to the front aspect, radiator.

## Bedroom three

9'6" x 8'1" (2.90m x 2.47m)

Window to the front aspect, radiator.

## Bedroom four

8'2" x 6'11" (2.49m x 2.12m)

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

## Garage

The garage has an up and over door, it also has power and lighting, there is an EV charger connected.

## Outside

To the front of the property is a garden laid mainly to lawn with mature shrubs and flowers, there is also a drive providing parking for multiple cars, the drive gives you access to the garage, EV charger and the rear garden, there is a path leading to the property front door.

To the rear of the property is a fully enclosed garden set on several levels, there are several stoned areas, a choice of two patio areas, plus an area laid to lawn, there are mature fruit trees.

## Material Information - Exeter S

Tenure Type; Freehold

Leasehold Years remaining on lease; N/A  
Leasehold Annual Service Charge Amount £ N/A  
Council Tax Banding; E

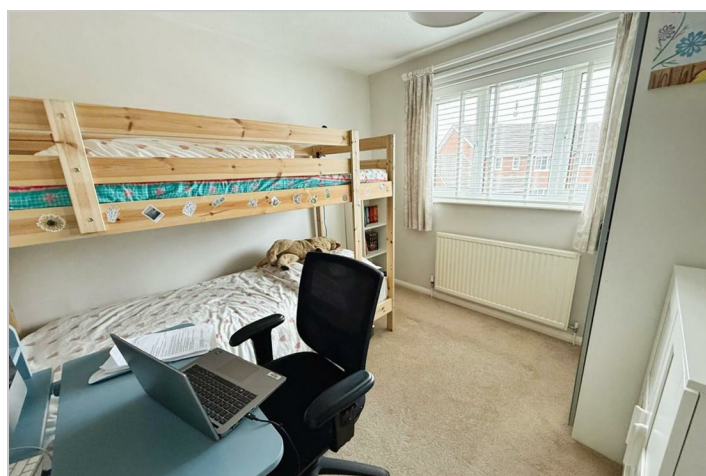
Presenting a truly immaculate, detached house, now available for sale. This property offers an exceptional living space with two well-appointed reception rooms, ideal for both relaxation and entertainment. The heart of this home is undoubtedly its spacious open-plan kitchen, perfect for modern family living.

The property boasts four generously proportioned bedrooms, offering ample space for a growing family or for hosting guests. There is also a well-maintained bathroom, reflecting the overall excellent condition of the house. Unique features such as the charming fireplace add to the appeal of the home, creating a warm and inviting atmosphere.

Externally, the property is equally impressive with its private garden, perfect for alfresco dining or children's play. The single garage and additional parking space, coupled with an electric car charging point, make this home ideally suited to the needs of today's homeowners.

Situated in a sought-after location, the property has easy access to public transport links, local amenities, and excellent schools. The area also offers an abundance of green spaces, nearby parks, and various walking and cycling routes, perfect for those with a preference for an active lifestyle.

In terms of energy performance, the house holds a 'D' EPC rating, and falls under council tax band 'E'. This property is perfect for first-time buyers or families looking for a home in a desirable location, offering a blend of comfort, convenience, and charm. Don't miss out on this superb opportunity to own a piece of tranquillity in an otherwise bustling location.





Road Map



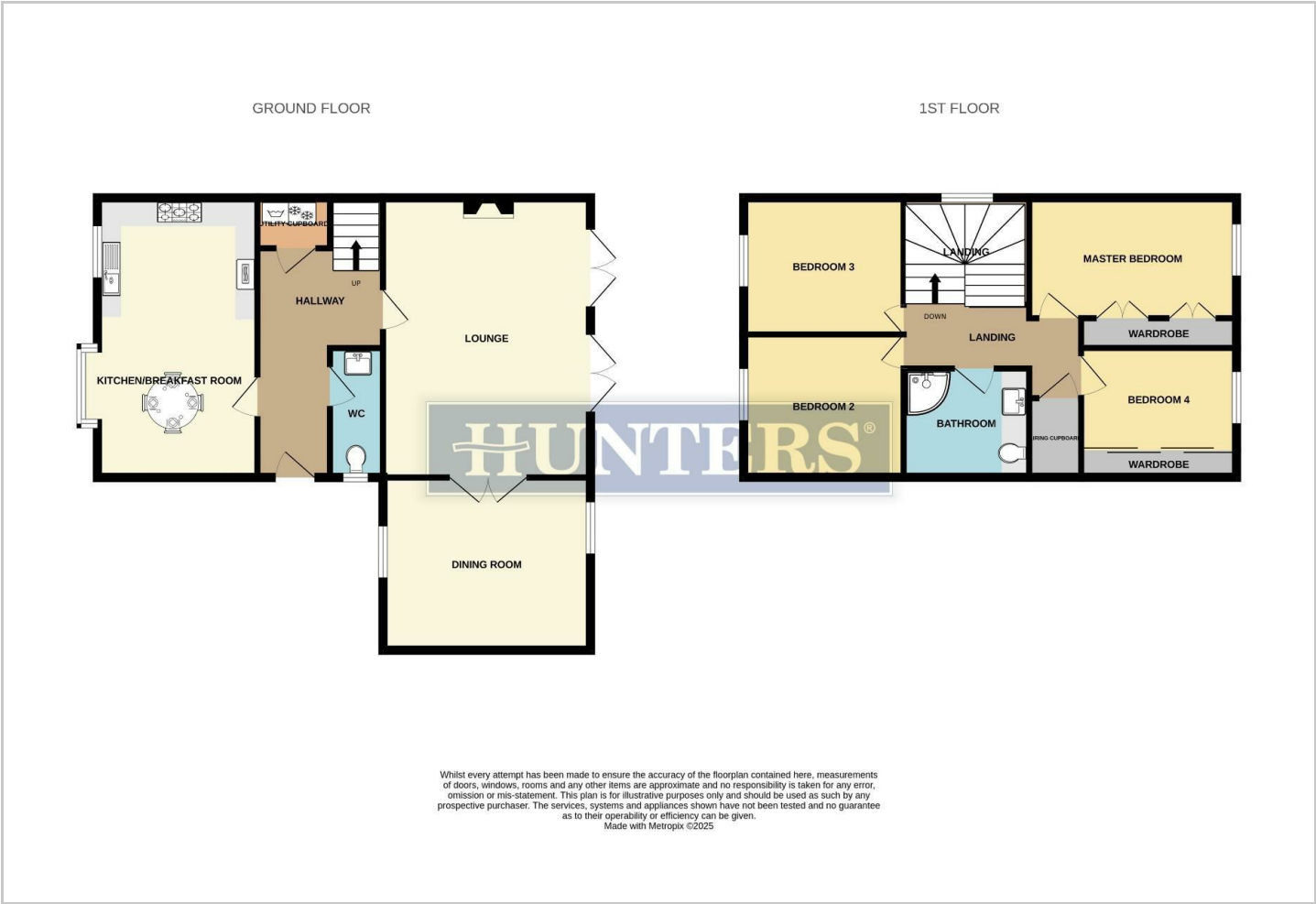
Hybrid Map



Terrain Map



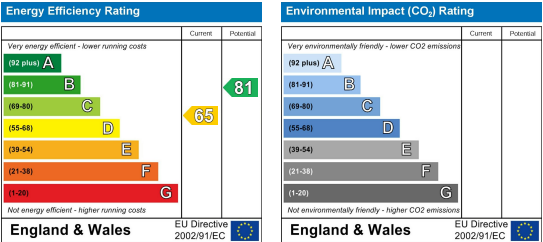
Floor Plan



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.