

HUNTERS®

HERE TO GET *you* THERE



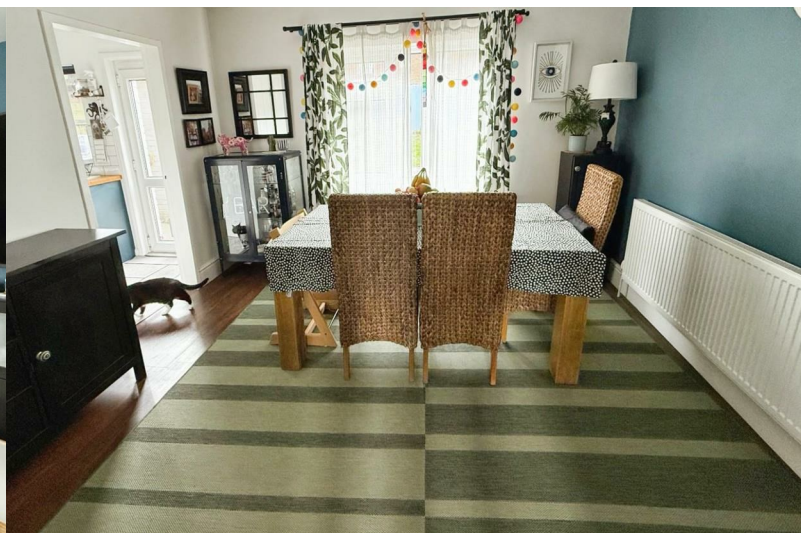
Burnthouse Lane

EX2 6NB

Asking Price £340,000



Council Tax: B



134 Burnthouse Lane

EX2 6NB

Asking Price £340,000



Hallway

Stairs to the first floor, window to the front aspect, doors to understairs storage cupboard, dining room and lounge.

Lounge

15'7" x 11'5" (4.75m x 3.48m)

Large bay window to the front aspect, feature fire place, radiator.

Dining room

12'6" x 10'8" (3.83m x 3.27m)

Window to the rear aspect, opening to the kitchen, radiator.

Kitchen

9'4" x 10'6" (2.87m x 3.21m)

Beautifully modern and sleek kitchen, with high and low level cupboards, wooden work surfaces, one and a half bowl sink and drainer, built in induction hob, extractor and eye level oven, space for a large fridge freezer, built in dishwasher, window and door to the rear aspect.

Landing

Doors to all bedrooms, the WC and family bathroom, doors to a store cupboard, on two levels.

WC

2'5" x 5'9" (0.75m x 1.76m)

Slightly obscured window to the rear aspect, low level WC.

Bathroom

4'11" x 5'8" (1.51m x 1.73m)

Slightly obscured window to the rear aspect, bath with shower over, hand basin and heated towel rail.

Bedroom three

10'9" x 9'9" (3.30m x 2.98m)

Window to the front aspect, radiator, built in cupboard.

Bedroom one

11'5" x 10'8" (3.50m x 3.27m)

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

Bedroom four

8'11" x 7'4" (2.74m x 2.26m)

Window to the rear aspect, radiator.

Bedroom two

10'7" x 9'9" (3.24m x 2.98m)

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

Outside

To the front of the property is off street parking for two cars, the front garden is laid to gravel, with a pathway to the front door of the property.

To the rear of the property are two brick built sheds, one could potentially be used for a utility room with space and plumbing for a washing machine and space for a tumble dryer, the other houses a low level WC, there is also a wooden shed, the rear garden is fully enclosed with a gate giving side access and a pathway to the front of the property, there is a decked area and a patio area, one side of the garden is laid to lawn with a pathway to the end of the garden, there are also mature shrubs.

This impressive terraced house, superbly positioned with easy access to public transport links, desirable schools, local amenities, nearby parks and walking routes. An exceptional residence, it is perfect for first-time buyers, families or investors.

Internally, the property offers a blend of character and modern living. The well-proportioned accommodation is set over two floors. The ground floor comprises two separate reception rooms, both of which are light-filled spaces thanks to their large windows. The first reception room exudes a warm and inviting atmosphere, enhanced by an attractive fireplace. The second reception room boasts views over the beautifully maintained garden.

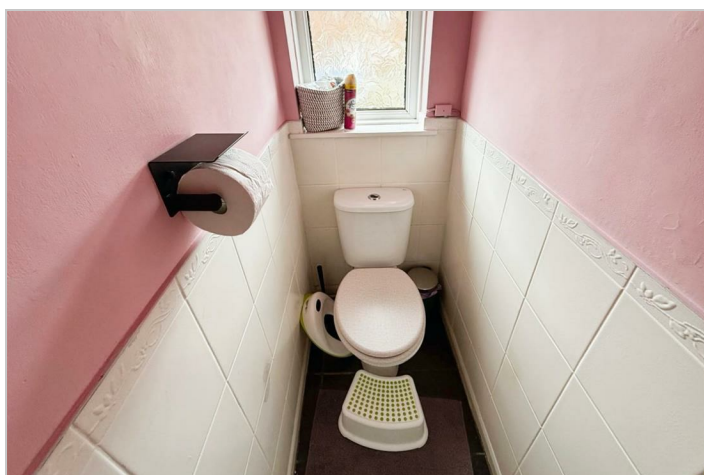
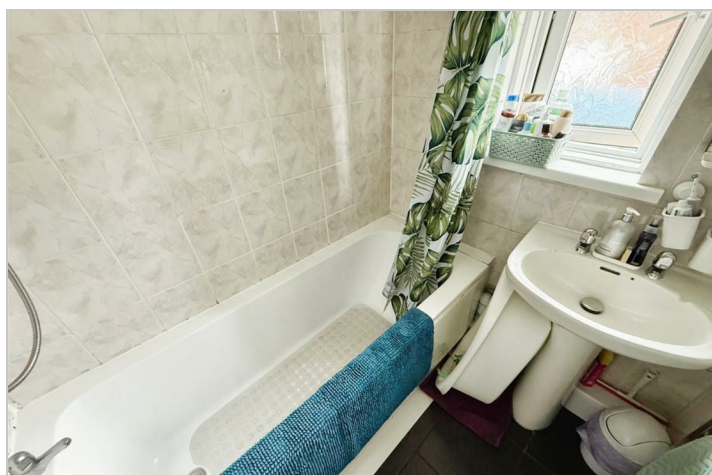
The heart of the home is the kitchen, boasting wood countertops and flooded with natural light, creating a modern and stylish space for cooking and dining.

Upstairs, the property benefits from four bedrooms. The splendid master bedroom features built-in wardrobes, offering ample storage space. The remaining three bedrooms are all doubles, one of which includes a walk-in closet, catering to all your storage needs.

Externally, the property enjoys unique features such as ample parking, a mature garden, and outbuildings. The garden, in particular, provides an ideal space for outdoor dining and entertaining.

In terms of efficiency, the property is rated D on the EPC and falls within council tax band B.

A notable opportunity to acquire a delightful home in a sought-after location, this property truly needs to be viewed to be fully appreciated.



Road Map



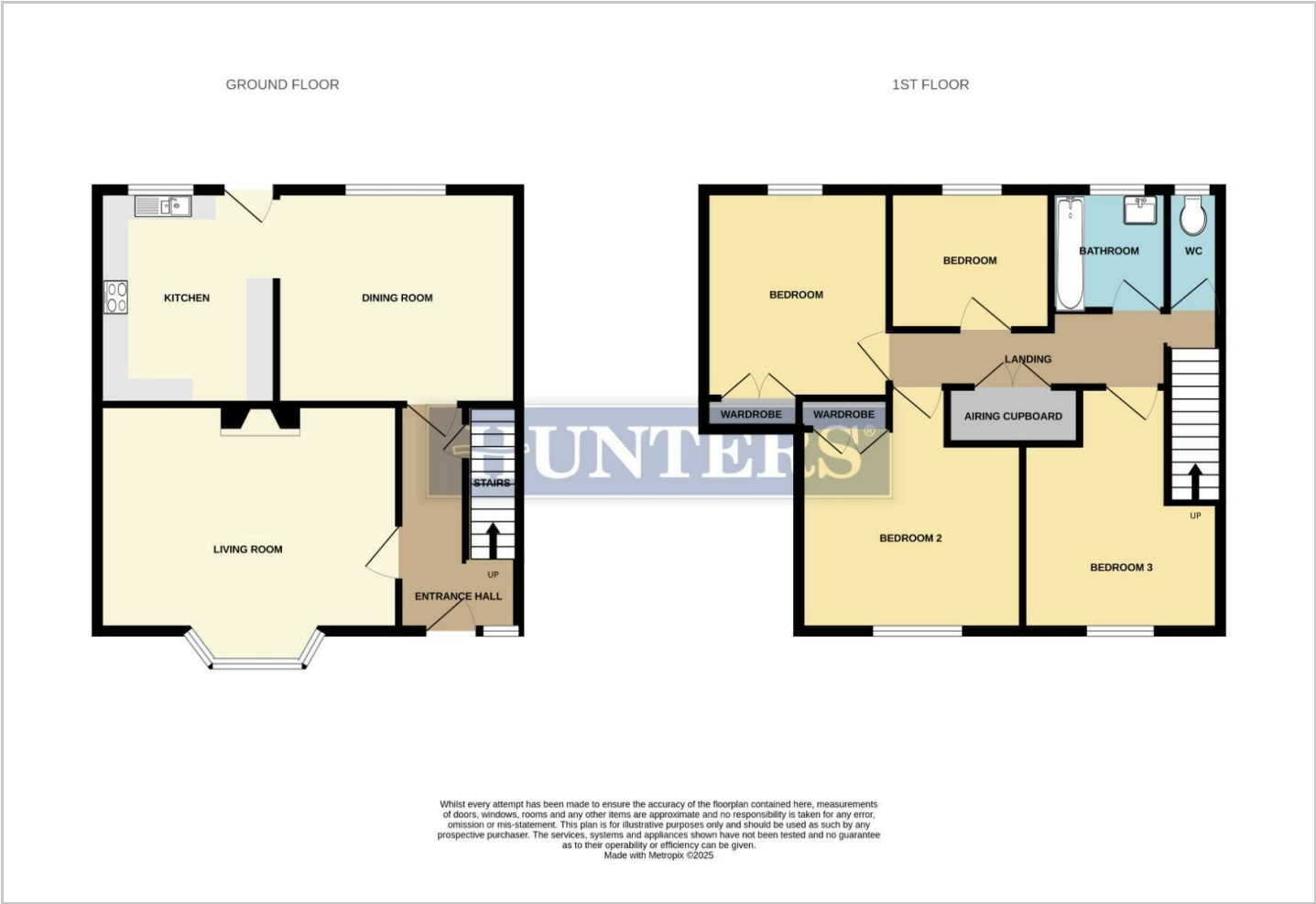
Hybrid Map



Terrain Map



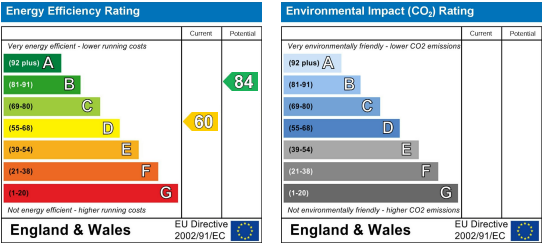
Floor Plan



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.