

HUNTERS®

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Cottey Crescent

Exeter, EX4 9DT

Asking Price £285,000



Council Tax: B



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Hallway

Door to the understairs storage, stairs to the first floor, door to the lounge / dining room.

Lounge / Diner

8'4" x 23'0" (2.56 x 7.02)

Dual aspect, large window to the front aspect, patio doors to the rear garden, feature fire place, door to the kitchen, door to the hallway, radiator.

Kitchen

9'7" x 7'11" (2.93 x 2.42)

Window to the rear aspect, high and low level cupboards, roll top work surfaces, space for a cooker, space and plumbing for a washing machine, space for a fridge freezer, one and a half bowl sink and drainer.

Landing

Doors to all bedrooms and the family bathroom, access to the roof space.

Bathroom

5'6" x 6'6" (1.68 x 1.99)

Partially obscured window to the rear aspect, bath with shower over, low level WC, hand basin, heated towel rail.

Bedroom 1

12'2" x 9'10" (3.72 x 3.00)

Window to the rear aspect, radiator.

Bedroom 2

10'0" x 9'10" (3.07 x 3.00)

Window to the front aspect, radiator.

Bedroom 3

6'6" x 9'3" (2.00 x 2.83)

Over stairs bulk head, window to the front aspect, radiator.

Outside

To the front of the property is a garden laid to lawn with a path that leads to the front door of the property, there are also mature shrubs.

To the rear of the property is a fully enclosed garden set on several levels, the first level is a decked area, with steps that lead to an area that is a pathed patio, the garden is fully fenced and there is a gate at the rear that leads to the main street, there is also a door giving access to under house storage.

Nestled in the charming Cottey Crescent of Exeter, this delightful three-bedroom terraced house offers a perfect blend of comfort and convenience. Spanning an impressive 915 square feet, the property boasts an open plan lounge diner, creating a spacious and inviting atmosphere ideal for both relaxation and entertaining.

The south facing garden is a true highlight, featuring a well-maintained decking area and patio, perfect for enjoying sunny afternoons or hosting gatherings with family and friends. The property also includes a garage, providing valuable additional storage or parking space.

Built in 1970, this home has been thoughtfully designed to cater to modern living while retaining its character. The three well-proportioned bedrooms offer ample space for a growing family or for those seeking a home office. The bathroom is conveniently located, ensuring ease of access for all residents.

Situated close to local schools and amenities, this property is perfectly positioned for families and professionals alike. With excellent transport links and a vibrant community, Cottey Crescent is an ideal location for those looking to enjoy the best of Exeter living.

This terraced house presents a wonderful opportunity for anyone seeking a comfortable and well-located home. Do not miss the chance to make this charming property your own.



Road Map



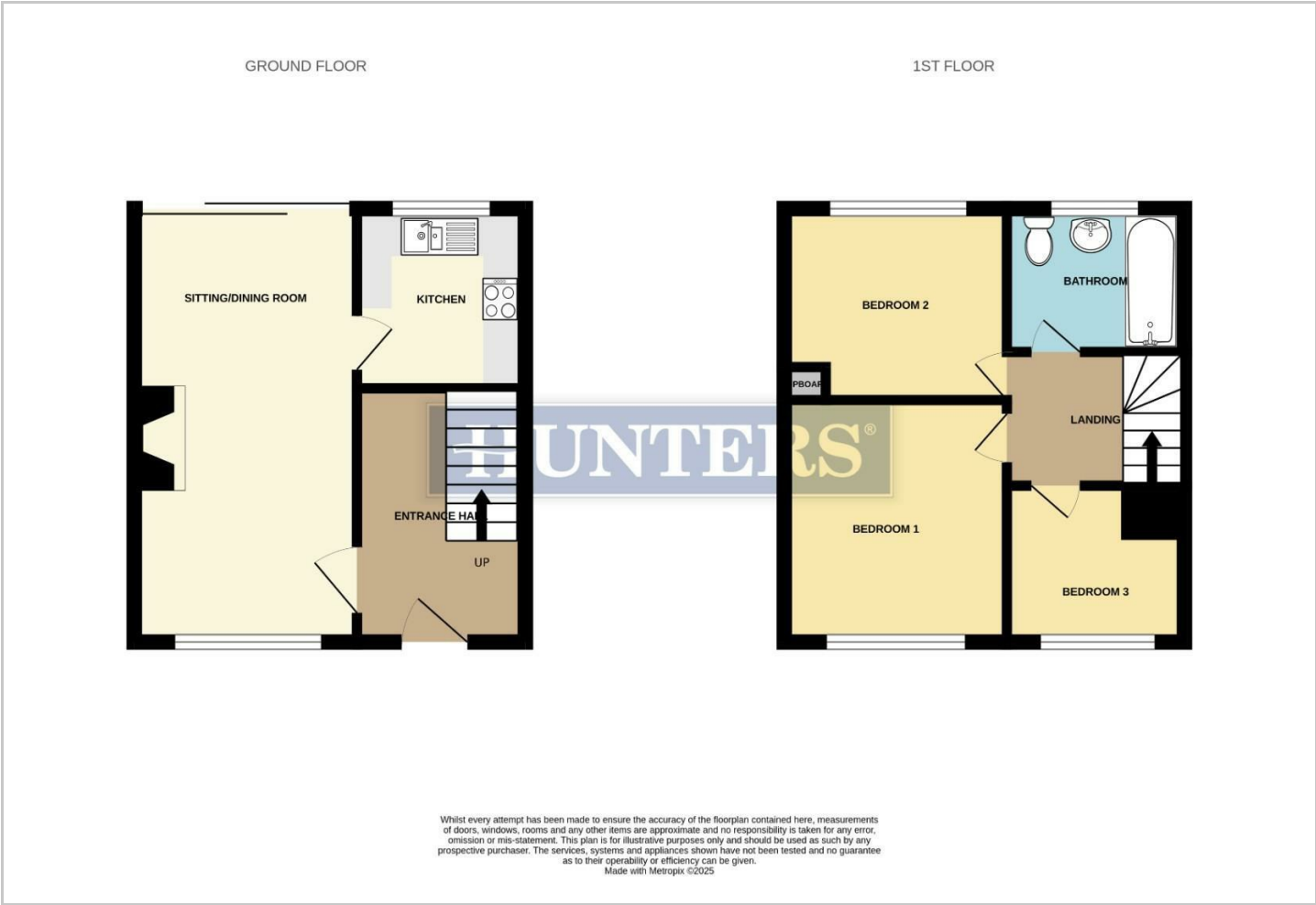
Hybrid Map



Terrain Map



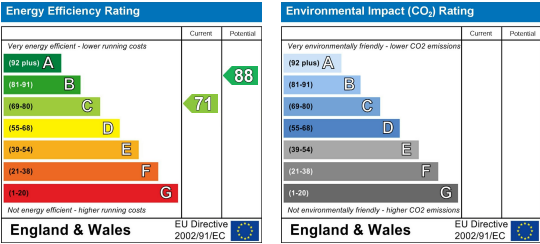
Floor Plan



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.