

HUNTERS[®]

HERE TO GET *you* THERE



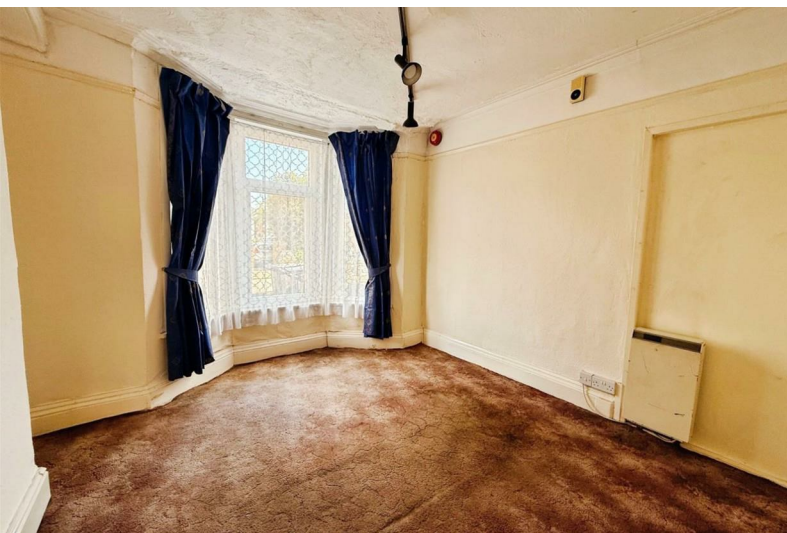
Church Road

St. Thomas, Exeter, EX2 9AZ

Asking Price £245,000



Council Tax: N/A



16, Church Road, Exeter , Devon Church Road

St. Thomas, Exeter, EX2 9AZ

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Hallway

Storage spaces, stairs to the first floor, door to the kitchen area.

Bedroom/ Living space

11'1" x 11'10" (3.40m x 3.63m)

Bay window to the front aspect, storage heater.

Kitchen

11'5" x 13'6" (3.50m x 4.12m)

Kitchen area, door to the rear garden, window to the rear aspect, storage heater, work surface, single bowl sink and space for a cooker (Cooker included)

Bathroom

6'1" x 8'0" (1.87m x 2.45m)

Slightly obscured window to the rear aspect, bath, with shower over, low level WC, hand basin.

Lounge

9'4" x 16'4" (2.87m x 4.99m)

Two windows to the front aspect, opening to the kitchen area, storage heater.

Kitchen

8'8" x 6'9" (2.66m x 2.08m)

Single bowl sink and work surfaces, built in electric hob and oven, opening to the bedroom.

Bedroom

9'3" x 11'7" (2.83m x 3.54m)

Window to the rear aspect, door top the bathroom, storage heater.

Bathroom

6'3" x 5'4" (1.92m x 1.64m)

slightly obscured window to the rear aspect, bath with shower over, low level WC, hand basin.

Lounge

13'3" x 9'3" (4.05m x 2.82m)

Window to the front aspect, opening to the kitchen area, door to the bedroom, storage heater.

Bedroom

9'6" x 16'3" (2.90m x 4.97m)

Window to the rear aspect, door to the bathroom, storage heater.

Bathroom

4'9" x 5'5" (1.46m x 1.66m)

Slightly obscured window to the rear aspect, bath with shower over, low level WC, hand basin.

Kitchen area

3'4" x 8'8" (1.04m x 2.65m)

Single bowl sink, worksurface and built in hob and oven.

Roof space

16'5" x 14'11" (5.01m x 4.56m)

Velux window to the rear aspect, electric and lighting.

Outside

To the rear of the property is an enclosed garden.

To the front of the property is a small garden surrounded by a low wall.

Agents note

The property is currently split into three flats, each flats each flat being banded as council tax band A

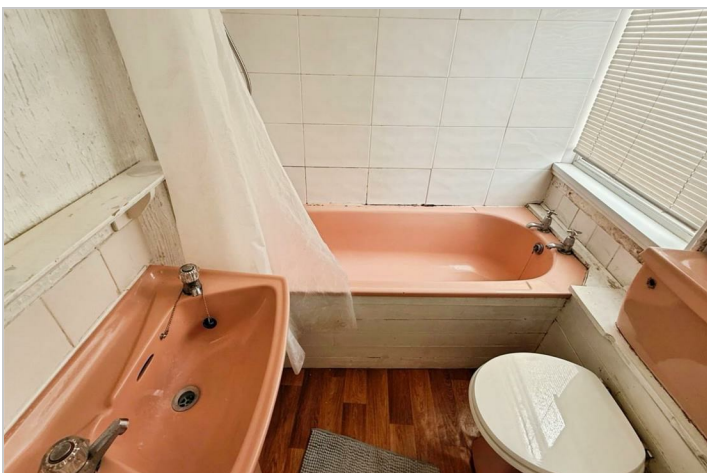
Nestled on Church Road in the charming area of St. Thomas, Exeter, this terraced house arranged as three individual flats presents a unique opportunity for both investors and those seeking a versatile living arrangement. The property is thoughtfully divided into three individual flats, making it an excellent investment with promising rental returns.

The house boasts three reception rooms, providing ample space for relaxation and entertainment. Each of the three bedrooms is well-proportioned, ensuring comfort for residents. Additionally, the property features three bathrooms, which is a significant advantage for a multi-occupancy setup, enhancing convenience for all tenants.

One of the standout features of this property is the enclosed rear garden, which can be accessed via the ground floor flat. This outdoor space offers a delightful retreat for residents, perfect for enjoying the fresh air or hosting gatherings.

Situated in a good location, the property benefits from excellent transport links, making commuting a breeze. Furthermore, it is conveniently close to local amenities, ensuring that all essential services are within easy reach.

This property not only offers a solid investment potential but also presents a project for those looking to enhance its value further. With its desirable features and prime location, this terraced house on Church Road is a remarkable opportunity that should not be missed.



Road Map



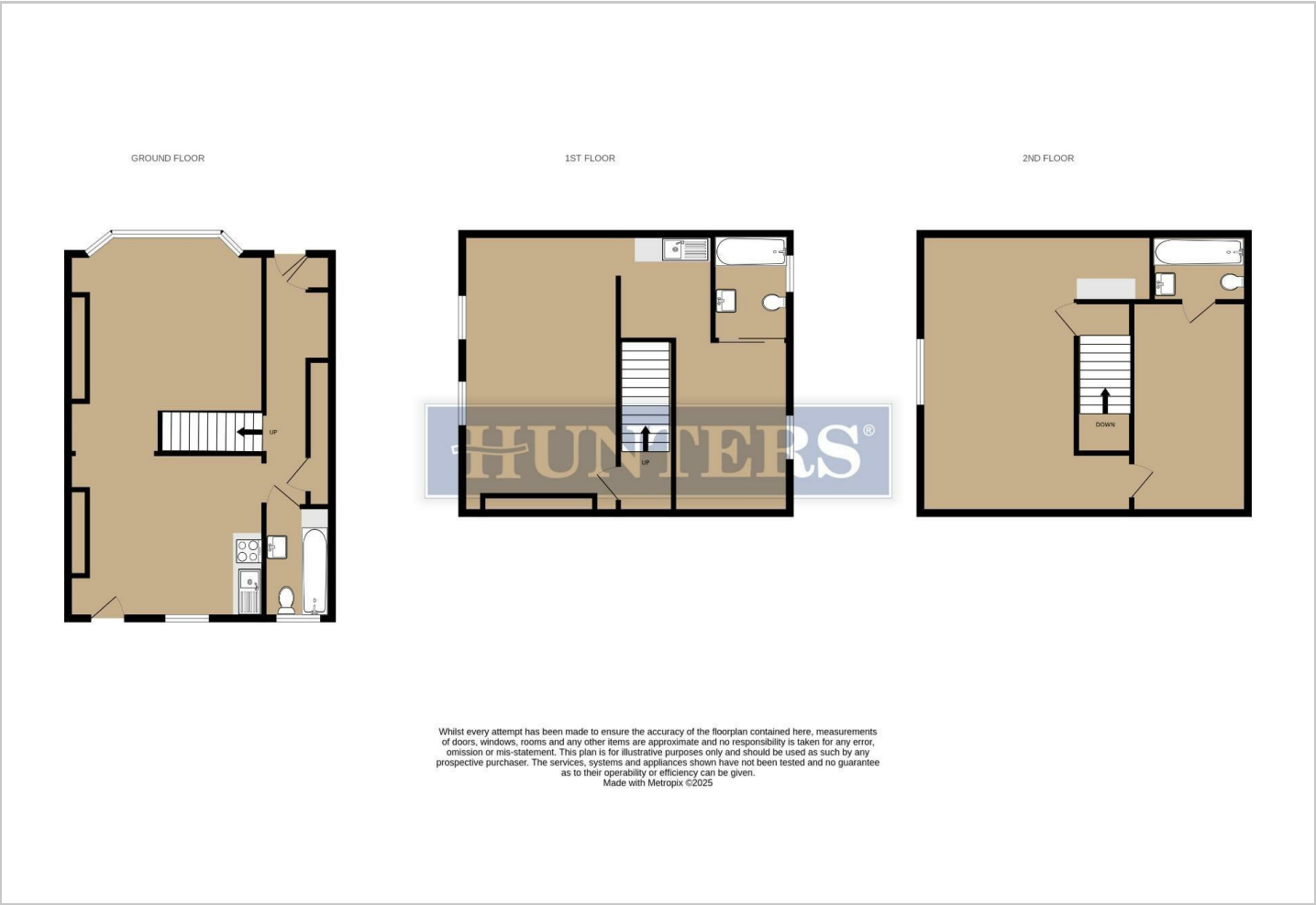
Hybrid Map



Terrain Map



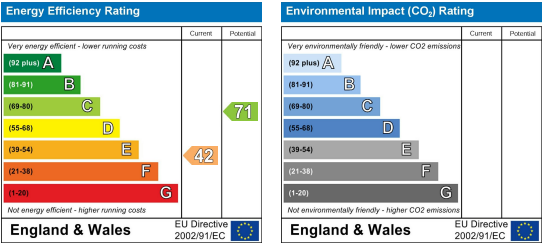
Floor Plan



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.