





### 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.

Welcome to this charming maisonette ideal for a first purchase and step on the ladder or even an investment, located on Margaret Road in the vibrant city of Exeter. This delightful property features a spacious reception room, perfect for entertaining guests or enjoying a quiet evening at home. With two well-proportioned bedrooms, this home is ideal for professionals, couples, or small families seeking comfort and convenience.

The maisonette boasts a modern bathroom, ensuring that your daily routines are both practical and pleasant. Recently decorated throughout, the property benefits from nicely maintained carpets, providing a fresh and inviting atmosphere.

The enclosed balcony offers a lovely space to relax and enjoy the outdoors, while the utility cupboard adds to the practicality of the home.

One of the standout features of this property is the private parking space, a rare find in such a central location. Residents will appreciate the close proximity to local amenities, including shops, cafes, and parks, making everyday life both easy and enjoyable. Additionally, the excellent transport links ensure that commuting to work or exploring the wider area is a breeze.

For those affiliated with the university, you will find that this maisonette is within walking distance, making it an ideal choice for students or staff. With good room sizes and a bright, airy feel, this property is a wonderful opportunity for anyone looking to settle in Exeter. Don't miss your chance to make this lovely maisonette your new home.

Entrance hall  
Door to the utility cupboard, stairs to the first floor

Utility Cupboard  
Plumbing and space for a washing machine, space for a tumble drier.

Hallway  
Doors to all rooms, door to the fuse cupboard.

Lounge  
16'2" x 11'7"  
This room is dual aspect with windows to both front and rear aspects, there is a feature fire place (Currently not connected) and radiator.

Kitchen  
8'5" x 9'1") (widest point  
Window to the rear aspect, space for a small table and chairs, single bowl sink and drainer, high and low level cupboards, rolltop worksurfaces, space for a cooker and fridge freezer, plumbing and space for a dish washer (Which could potentially be included in the sale.)

Bathroom  
5'10" x 6'4"  
Partially obscured window to the rear aspect, bath with shower over, low level WC, hand basin.

Bedroom two  
14'3" x 9'6") (widest point  
Window to the front aspect, built in wardrobe and storage, storage cupboard, radiator.

Bedroom one  
9'5" x 7'1"/9'6" x 6'8"  
This room has currently been split in to two with a stud wall and door, both rooms are currently of roughly equal size, they both benefit from windows to the rear aspect and radiators.

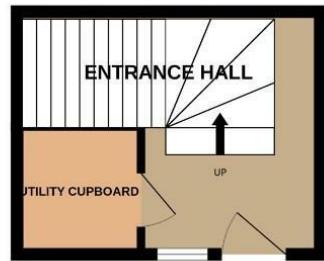
Balcony  
15'10" x 3'8"  
The balcony is completely enclosed with multiple windows to the front aspect.

Outside  
To the front of the property is a private parking space

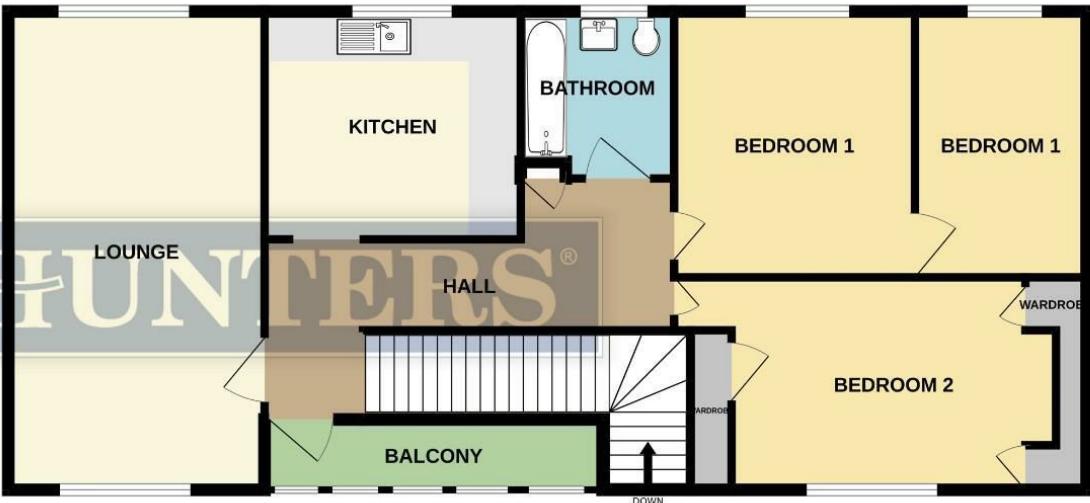
specifically allocated to this property.  
From the parking space a few steps lead to a pathway and the front door of this property.  
There is also an adjacent communal path of steps to the front door from the public pedestrian street.  
A small section of the front garden with mature shrubs belonging to the property surrounds all three sides of the parking space.  
A communal pathway leads to a locked communal gate that leads to the property's rear garden.  
To the rear of the property after entering the communal gate is a brick built shed for storage which is also specific to this property.  
Beyond the shed and a few steps, there is a path that leads you to the rear garden which is allocated to this property.  
The garden is laid to lawn and surrounded by a mature hedge granting tranquillity and privacy.

Material Information - Exeter S  
Tenure Type; Lease  
Leasehold Years remaining on lease; 89  
Leasehold Annual Service Charge Amount £ 268.68  
Leasehold Ground Rent Amount, £10  
Council Tax Banding; B

GROUND FLOOR



1ST FLOOR



- \* Guide price £220,000-£225,000 \*
- Wonderful room sizes
- Two double bedrooms
- Private parking space
- Neutrally decorated
- Utility cupboard
- Private garden
- Close to local amenities
- Good transport links
- Good investment

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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