

## 33 Bonhay Road, Exeter, EX4 4BP



In need of complete modernisation is this two bedroom terraced property situated close to the City Centre and the river. With accommodation comprising entrance hall, lounge, kitchen, two bedrooms, bathroom, courtyard rear garden and small garden over the road. Ideal investment opportunity.

**Offers in the region of £150,000   Freehold   DCX02671**

# 33, Bonhay Road, Exeter, EX4 4BP

The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

## THE ACCOMMODATION COMPRISES:

### Entrance Hall

Accessed via part frosted uPVC double glazed front door. With door to the lounge and stair to the first floor landing.

### Lounge 13' 9" x 12' 0" (4.197m x 3.661m)

Front aspect window. Gas fireplace. Television point and telephone point. Understairs storage area. Doors through to the kitchen.



### Kitchen 14' 11" x 3' 10" (4.556m x 1.157m)

Rear aspect window with view over the courtyard garden. Fitted range of base level units with stainless steel sink with single drainer. Plumbing for washing machine. Further appliance space. Part glazed door leads to rear courtyard. Serving hatch to the lounge.



### First Floor Landing

With doors to bedroom one, bedroom two and bathroom. Access to loft void above.

### Bedroom One 13' 9" x 9' 11" (4.187m x 3.013m)

Front aspect window. Built in wardrobe with hanging space and shelving. Wall lights.



### Bedroom Two 7' 2" x 4' 11" (2.185m x 1.492m)

Front aspect uPVC double glazed window. Television point.



### Bathroom

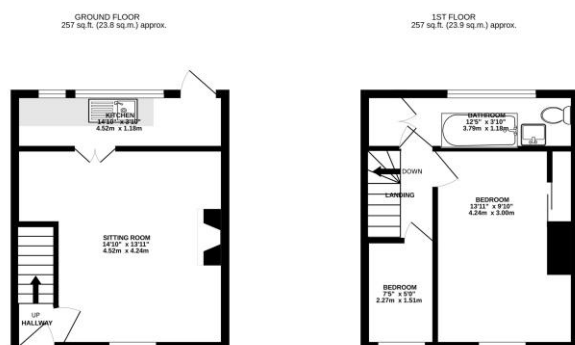
Rear aspect frosted window. Three piece suite comprising panel enclosed bath with Mira shower above, low level WC, pedestal wash hand basin. Wall mounted heater. Part tiled walls. Cupboard with shelving.





## Courtyard Garden

With small seating area.



TOTAL FLOOR AREA: 514 sq.ft. (47.7 sq.m.) approx.

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