

62 Hoker Road, St Loyes, Exeter, EX2 5HP



This well-presented three-bedroom semi detached house in St Loyes, within easy reach of the RD&E. The property comprises of: hallway, lounge, dining room, kitchen with pantry and a WC. With three bedrooms and bathroom on the first floor. The property benefits from a low maintenance rear garden and a driveway.

Offers in the Region of £280,000 Freehold DCX02840

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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 a uPVC front door, doors to the lounge, dining room and kitchen. Stairs to the first floor landing and under stairs storage.

Lounge

Front aspect uPVC double glazed window, television point, electric heater.



Dining Room

Rear aspect uPVC double glazed window with a view over the rear garden, shelving. Electric heater.



Kitchen

Side aspect uPVC double glazed window, fitted range of eye and base level units, rolled edge work surfaces, part tiled walls, electric cooker point, further appliance space, large pantry, door to the inner hallway with access to the cloakroom.



Cloakroom

Frosted window and a Low level WC

First Floor Landing

Doors to bedroom one, bedroom two, bedroom three, bathroom. Access to the loft void above.

Bedroom One

Front aspect uPVC double glazed window. Electric heater.



Bedroom Two

Rear aspect uPVC double glazed window with a view over the rear garden. Electric heater.



Bedroom Three

Front aspect uPVC double glazed window. Electric heater.



Bathroom

Side aspect uPVC double glazed window, three piece white suite with a bath with a shower above, low level WC, wash hand basin, and part tiled walls.



Rear Garden

Enclosed large rear garden with a paved patio area and shrub borders, storage building.



Front garden

Off road parking for two vehicles and pedestrian access to the front door.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk

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Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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Cookleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

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Energy performance certificate (EPC)

62 HOKER ROAD EXETER EX2 5HP	Energy rating E	Valid until:	12 July 2031
		Certificate number:	0110-2927-7030-2099-7455

Property type Semi-detached house

Total floor area 78 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)