



18 Hook Drive, Exeter, EX2 7SD



A modern detached three bedroom house, presented in excellent order throughout, the accommodation benefits from an entrance hall, cloakroom, lounge, openplan kitchen dining room, three bedrooms, ensuite to the master bedroom, family bathroom, enclosed rear garden, garage and off road parking. Conveniently located close to local amenities, the railway station, easy reach of the city centre and major routes, benefiting from an en-suite shower room, garage and parking.

Asking Price £360,000 Freehold DCX02760

18 Hook Drive, Exeter, EX2 7SD

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 Hallway

Tiled floor. Stairs to first floor. Built-in storage cupboard. Radiator. Doors to the cloakroom, lounge and open plan kitchen dining room.

Cloakroom

White suite comprising low level W.C. Corner pedestal wash hand basin with mixer tap and tiled splashback. Tiled floor. Frosted double glazed window to side. Radiator.

Lounge 15' 11" x 10' 0" (4.85m x 3.05m)

A large lounge with dual aspect double glazed windows. Televison point, Double glazed double doors leading out onto the garden. Two radiators.



Kitchen/Diner 16' 10" x 15' 10" (5.13m x 4.83m)

An openplan kitchen dining with dual aspect double glazed windows. Double glazed doors leading out to the rear. Fully tiled floor. Stone effect worktop surfaces with matching splashbacks. Inset single bowl stainless steel sink and drainer with mixer tap. Built-in four ring gas hob with electric oven beneath. Cupboards and drawers under with space for washing machine and tumble dryer. Matching wall mounted cupboards with stainless steel cooker hood with underlighting. Corner cupboard concealing the gas fired boiler. Space for fridge freezer. Radiator. Built-in understairs cupboard.





First Floor Landing

Rear aspect double glazed window. Radiator. Doors to bedroom one, bedroom two, bedroom three and the bathroom.

Bedroom One 13' 5" x 8' 10" (4.09m x 2.69m)

Twin front aspect double glazed windows. Two double built-in wardrobes, two with mirrored doors. Radiator. Door to the en suite.





En-suite

Modern white suite comprising oversized shower cubicle with sliding glass door and built-in electric Mira shower all in full tiled surround. Low level WC. Pedestal wash hand basin with mixer tap in tiled splashback. Radiator. Opaque double glazed window to side. Extractor fan. Shaver point.



Bedroom Two 11' 1" x 10' 1" (3.38m x 3.07m)

Twin front aspect double glazed windows. Built-in double wardrobe and built-in cupboard over the stairs. Radiator.



Bedroom Three 6' 10" x 6' 5" (2.08m x 1.96m) Side aspect double glazed window. Radiator.



Family Bathroom

Modern white suite comprising panelled bath in full tiled surround with mixer shower tap. Low level WC. Pedestal wash hand basin with mixer tap in tiled splashback. Frosted double glazed window. Radiator. Extractor fan.



Rear Garden

The garden is located to the side of the property and is fully enclosed by walling, offering privacy and security. It features a good sized patio and low-maintenance AstroTurf, making it easy to care for. There is also a useful timber garden shed for additional storage.



Outside

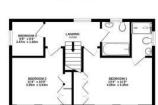
To the rear of the property is a private drive providing off road parking for one vehicle and also provides access to the

Garage 20' 0" x 10' 7" (6.10m x 3.23m)
Metal Up and over door. Power and light.





GROUND FLOOR 448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR 428 sq.ft. (39.8 sq.m.) approx.

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

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.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which

it is a ı the bu Energy performance certificate (EPC) promo to be ι

ces associated with cluding mailings or ersonal information our estate agent.

Cooks a pros identifi Rules on letting this property

gulations 2007 and proof of funds and

