



40 Hoker Road, Devon, EX2 5HR
Offers In Region Of £295,000 Freehold


MARTIN&CO

Hoker Road

4 Bedrooms, 2 Bathroom

Offers In Region Of £295,000

- Flexible Accommodation
- Three/Four Bedrooms
- Open Plan Kitchen/Dining Room
- Lounge
- Two Shower Rooms
- Enclosed Rear Garden
- Excellent Condition



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



DESCRIPTION A well-presented and versatile three/four-bedroom semi-detached property, ideally suited to modern family life or multi generational living and conveniently positioned in close to the RD&E. The flexible accommodation benefits from an entrance hall, lounge, open plan kitchen dining room, study/bedroom four with an en-suite shower room. Three first floor double bedrooms, shower room, enclosed beautiful maintained rear gardens with paved seating areas and a covered storage space. Located close to schools, shops and with good access in and out of the city. Viewing is highly recommended.

ENTRANCE HALL Access via part glazed front door with doors to the lounge, openplan kitchen/dining room, study/bedroom four, stairs the first floor landing, storage cupboard, telephone point and a radiator.

LOUNGE 11' 3" x 11' 7" (3.430m x 3.539m) Front aspect UPVC double glazed window with a view over the front garden, television point, picture rail and radiator.

OPENPLAN KITCHEN/DINING ROOM 19' 2" x 15' 2" (5.849m x 4.642m) Triple aspect UPVC double glazed windows, fitted range of eye and base level units with stainless steel sink and a half with a mixer tap and single drainer, rolled edge work surfaces, integrated oven and hob with a extractor fan above, plumbing for washing machine, dishwasher, further appliance space, large seating area with recessed fireplace, UPVC double glazed french door leading to the rear garden, storage cupboard, thermostat, television point and two radiators.

BEDROOM FOUR/STUDY 11' 7" x 7' 9" (3.539m x 2.371m) Dual aspect UPVC double glazed windows, UPVC frosted door leads to the side garden and concertina doors lead to the shower room. Radiator.

ENSUITE Rear aspect frosted UPVC double glazed window, three-piece white suite benefiting from walk-in shower cubicle, low level WC, wash hand basin and a radiator.

FIRST FLOOR LANDING First floor landing with doors to bedroom one, bedroom two, bedroom three, shower room. Side aspect frosted UPVC double glazed window, access the loft above and a storage cupboard.

BEDROOM ONE 11' 2" x 9' 7" (3.427m x 2.930m) Front aspect UPVC double glazed window with stunning views over the city and countryside beyond. Radiator.

BEDROOM TWO 12' 0" x 10' 5" (3.681m x 3.191m) Rear aspect UPVC double glazed window with a view of the garden, television point and a radiator.

BEDROOM THREE 7' 11" x 8' 0" (2.435m x 2.448m) Front aspect UPVC double glazed window with a view over the city and beyond, storage recess and a radiator.



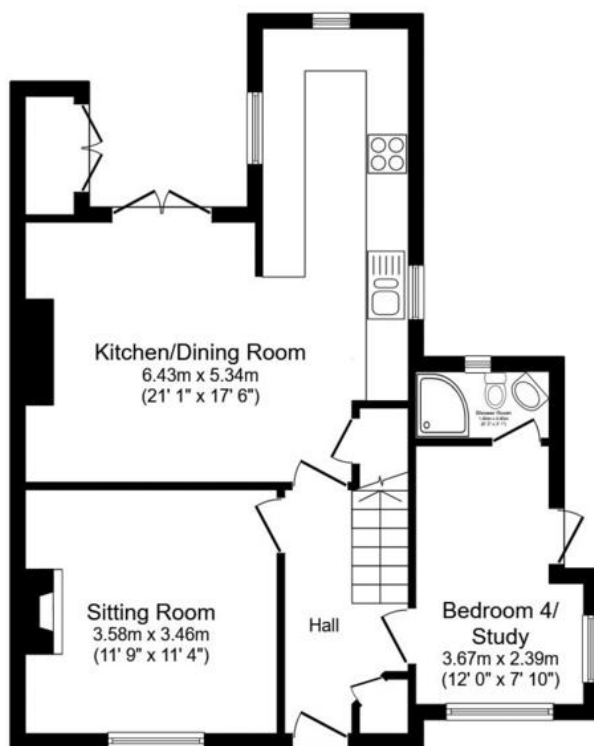
SHOWER ROOM Side aspect frosted UPVC double glazed window, walk-in shower cubicle, low level WC, wash hand basin with a mixer tap and storage below, shaver point and heated towel rail.

GARDENS Private enclosed rear garden by a range of panel fencing with hard standing providing a sitting area, brick storage sheds, steps to further lawn area with shrub borders and a second elevated sitting area. To the side of the property is a covered area and access to the front of the property.

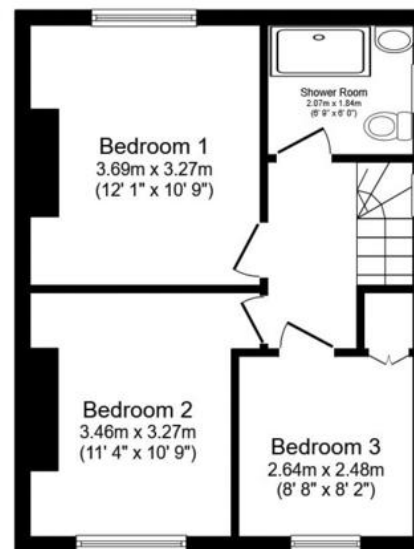
FRONT GARDEN Enclosed well maintained front garden main lawn with shrub border and inserts and pedestrian access to the front door.



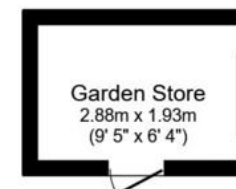




Ground Floor



First Floor



Outbuilding

Total floor area: 96.6 sq.m. (1,039 sq.ft.)

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.io

Martin & Co Exeter

82 South Street • Exeter • EX1 1EQ

T: • E:

<http://www.martinco.com>

MARTIN&CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.