HUNTERS®

HERE TO GET *you* THERE



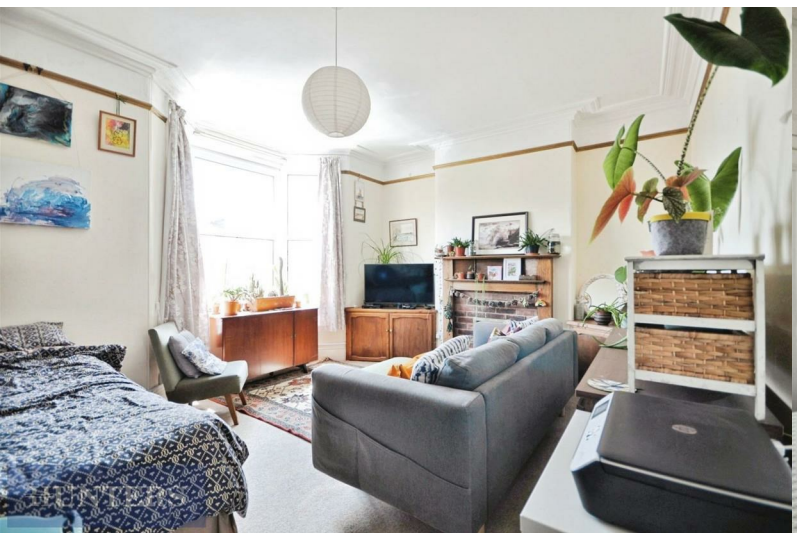
Elmside

Exeter, EX4 6LS

Asking Price £180,000

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Council Tax: B





53b Elmside

Exeter, EX4 6LS

Asking Price £180,000







Communal area
From the front door your enter a porch which leads to a second door which is the main door of the property, stairs to a partial landing and the doors to both a storage cupboard and bathroom.

Bathroom
9'9" x 6'2" (2.98m x 1.90m)
Large partially obscured window to rear aspect, bath with shower over, hand basin, low level WC and room for storage units/ vanity.

Lounge
11'6" x 15'11" (3.51m x 4.86m)
Large window to front aspect, feature fire place, radiator.

Kitchen
10'7" x 11'6" (3.25m x 3.52m)
Window to rear aspect, high and low level cupboards, built in storage cupboards, roll top work surfaces, single sink and drainer, built in electric hob, oven and extractor, space for a washing machine and fridge freezer, cupboard housing the boiler, space for a table and chairs.

Master bedroom
15'1" x 11'8" (4.61m x 3.58m)
Large dormer window to front aspect, radiator.

Bedroom two
10'5" x 11'3" (3.20m x 3.45m)
Large dormer window to rear aspect, radiator.

Material Information - Exeter L
Tenure Type; Leasehold
Leasehold Years remaining on lease; 93
Leasehold Annual Service Charge Amount £350
Leasehold Ground Rent Amount: £0
Council Tax Banding; B

- Two-bedroom maisonette
- Three levels
- Deceptively spacious rooms
- Natural light throughout
- Charming fireplace
- Built-in storage
- Roomy kitchen with pantries
- Close to city center
- Nearby schools and parks
- Excellent public transport links

Presenting a unique opportunity to acquire a two-bedroom maisonette in a sought-after location. This property, currently available for sale, is set over three levels, offering deceptively spacious rooms filled with natural light. It's a wonderful investment and an excellent first-time purchase.

The property needs modernising, giving you a chance to put your own stamp on it. It holds an EPC rating of D and falls under council tax band B. The residence offers a single reception room adorned with a charming fireplace and large windows that invite plenty of light. It also features built-in storage, providing a functional and organised living space.

The kitchen is designed to accommodate both cooking and dining, equipped with built-in pantries, and offers a roomy setting. The maisonette consists of two spacious bedrooms, the master and a double, both brimming with natural light. A large bathroom completes the interior layout.

One of the unique features of this home is its proximity to the city center, within convenient walking distance. It is also well served by public transport links and local amenities, making everyday living easier. Nearby schools make this an ideal home for families, while the nearby parks offer wonderful green spaces for everyone to enjoy.

This property is ideal for families, couples, and sharers alike, offering a blend of comfort, convenience, and potential. So, why wait? Seize this opportunity and make this space your dream home.

Road Map



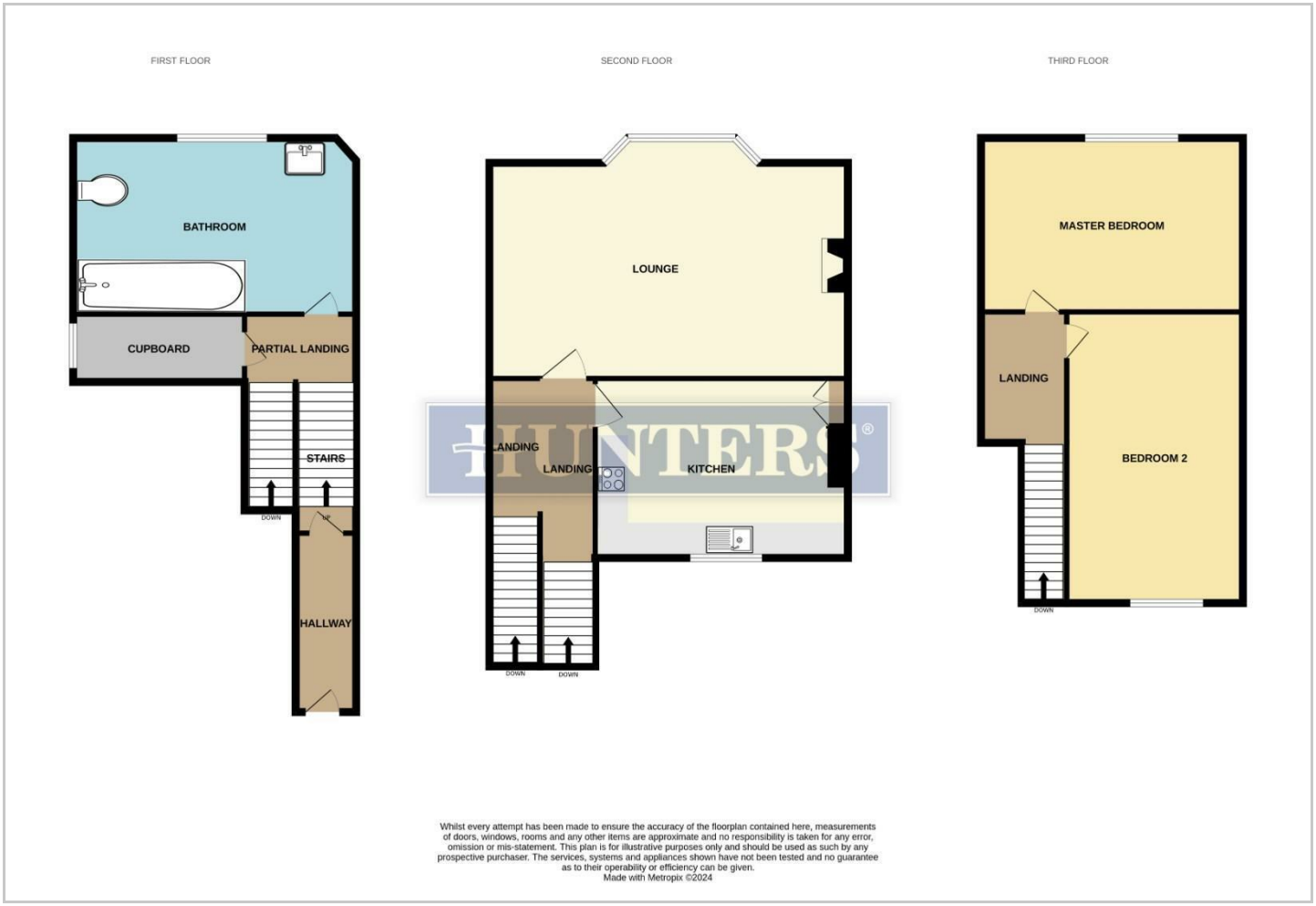
Hybrid Map



Terrain Map



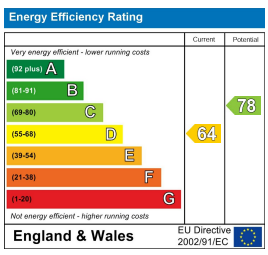
Floor Plan

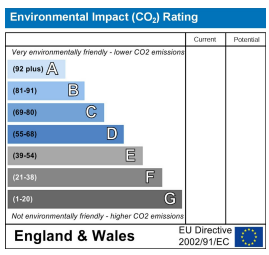


Viewing

Please contact our Hunters Exeter Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
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.

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