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HERE TO GET *you* THERE



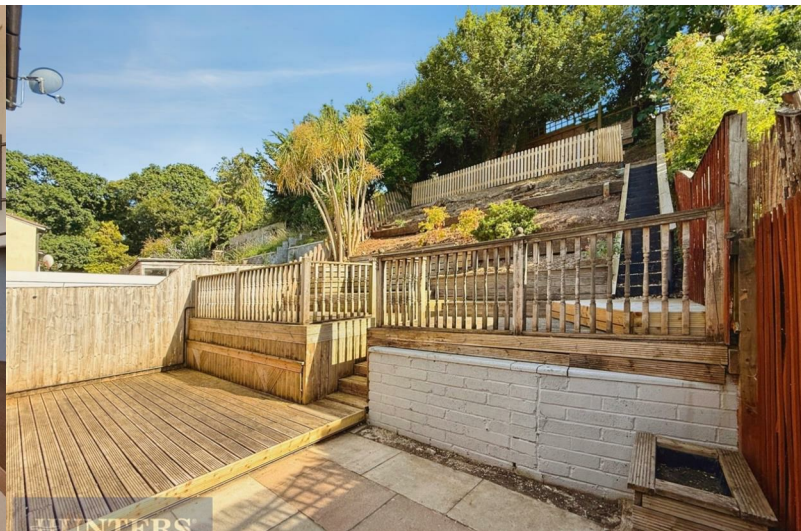
Westminster Road

Exeter, EX4 2LL

Asking Price £350,000



Council Tax: D



24 Westminster Road

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Ground Floor

As you enter the property you are greeted by a door to the left and right with stairs directly in front leading to the first floor, the door to the left leads to a bedroom with an en-suite shower room, there is also an understairs cupboard, the door from the entrance hall to the right leads to the garage that has been partitioned to create two rooms, the garage with the correct consents could potentially be converted.

First Floor

From the first floor landing you are able to access both the kitchen/dining room and the lounge, both rooms boast direct access to the rear garden, the kitchen is sleek, modern and contemporary, with a built in induction cooker, oven and extractor, there is an array of high and low level cupboards with plenty of space for a dining table, the lounge boasts good proportions and along with the kitchen is dual aspect, there is a door that takes you to a landing which has a cupboard housing the boiler plus stairs to the second floor.

Second Floor

From the second floor landing you can access three further bedrooms and the family bathroom, bedroom two is a good sized double, bedroom three a double and bedroom four an office/snug or single bedroom, all of the bedrooms have good sized windows giving you beautiful views over Exeter to the front and views over the garden to the rear, the family bathroom is modern and neutral.

Outside

To the front of the property is parking for approximately three cars and access to the garage

via an up and over door.

To the rear the property has a really good sized south facing enclosed garden, there is a gate giving access to the front of the property, the garden is of a tiered nature, there is an area set as a patio for entertaining, there is a decked area and there after several tiers that are ready for planting with a few mature shrubs, the very top of the garden is shady and gives views far reaching over the city.

- NEUTRALLY DECORATED THROUGHOUT
- MODERN KITCHEN
- MODERN BATHROOMS
- GARAGE WITH CONVERSION POTENTIAL (WITH CONSENTS)
- GOOD SIZED ENCLOSED GARDEN
- BEAUTIFUL VIEWS
- NICE RESIDENTIAL AREA
- OFF ROAD PARKING
- GOOD TRANSPORT LINKS

****Spacious Four-Bedroom Semi-Detached Home with Stunning Views – Chain Free****

Situated on the sought-after Westminster Road in Exeter, this beautifully presented four-bedroom semi-detached home is offered to the market with ****no onward chain****. Arranged over three spacious floors, the property has been tastefully maintained throughout, featuring neutral décor that allows buyers to move straight in and make it their own.

The heart of the home is the stylish, newly fitted kitchen/dining room, providing a fantastic space for family living and entertaining, with direct access to the enclosed, tiered rear garden. The generous lounge also enjoys direct access to the garden, creating a seamless connection between indoor and outdoor living.

The property offers four well-proportioned bedrooms, a contemporary shower room, and a separate modern family bathroom, providing flexible accommodation for growing families, professionals, or those working from home.

Outside, the enclosed tiered rear garden enjoys beautiful elevated views, offering a wonderful setting for relaxing or entertaining. To the front, there is off-street parking and a garage, which is ready for conversion (subject to the necessary planning permissions and building regulations), presenting excellent potential for additional living space.

Ideally located in a popular residential area, the property benefits from excellent transport links and is within easy reach of local amenities, schools, and Exeter city centre.

This is a fantastic opportunity to purchase a spacious, move-in-ready family home in a desirable location with excellent potential for future enhancement.



Road Map



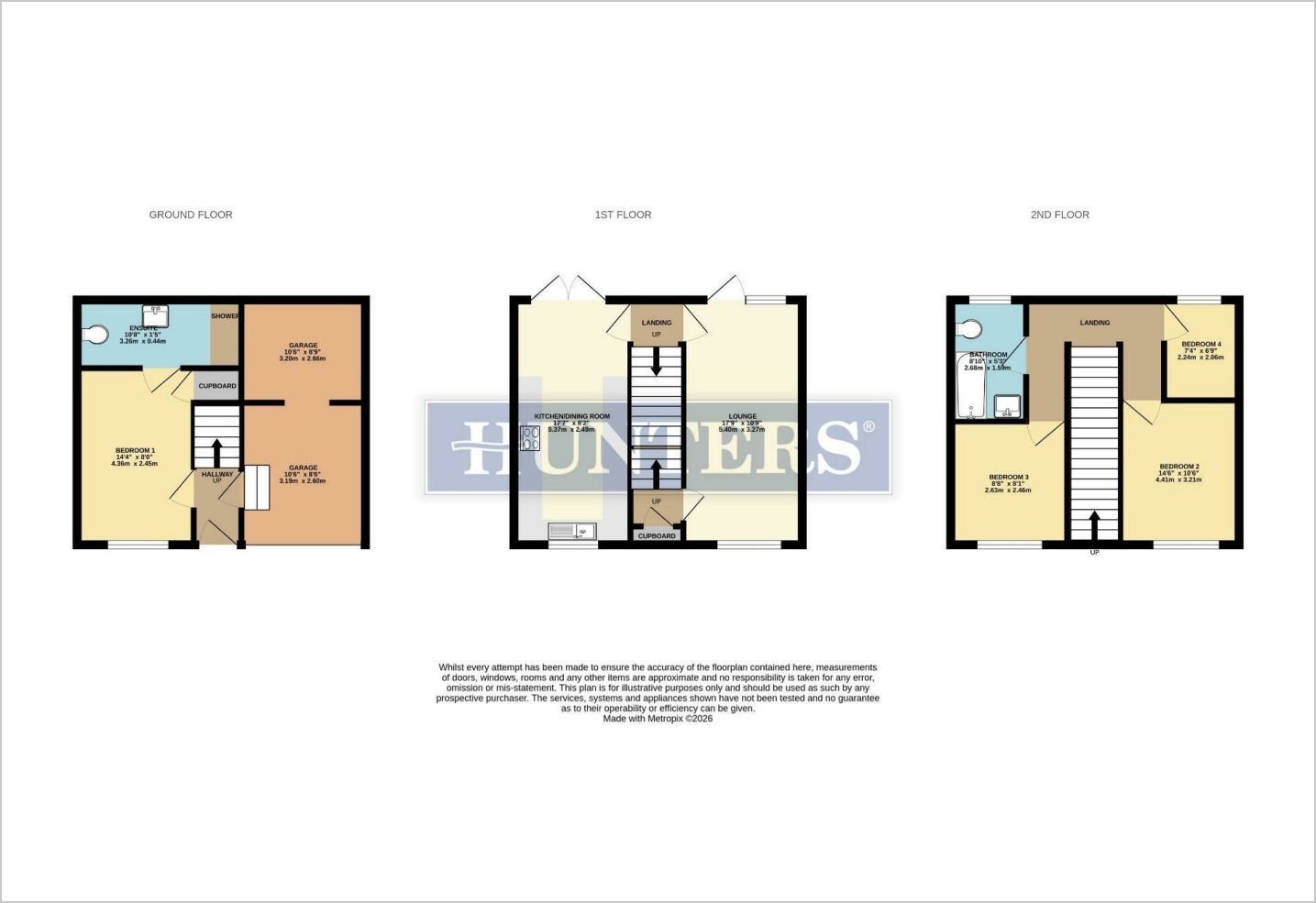
Hybrid Map



Terrain Map



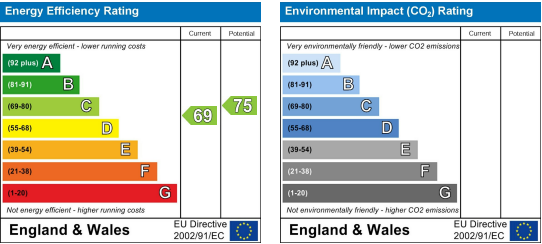
Floor Plan



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.