

# HUNTERS®

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## Ash Farm Close

Exeter, EX1 3TD

£250,000



Council Tax: B



ERS

# 33 Ash Farm Close

Exeter, EX1 3TD

£250,000



**\*OPEN HOUSE SATURDAY THE 31ST JANUARY BETWEEN 10-12 O'CLOCK\*** Situated in the desirable Ash Farm Close area of Exeter, this charming semi-detached house offers an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this property provides ample space for comfortable living.

The modern kitchen, complete with a dining area, is perfect for both everyday meals and entertaining guests. The design is both functional and stylish, making it a delightful space to cook and gather.

One of the standout features of this home is the off-road parking, providing convenience and peace of mind in a sought-after location. The property benefits from good transport links, ensuring easy access to the wider Exeter area and beyond, making it ideal for commuters.

Being chain-free adds to the appeal, allowing for a smoother transition into your new home. This property is not just a house; it is a place where you can create lasting memories. With its prime location and modern amenities, it is a must-see for anyone looking to settle in this vibrant city.

## Ground Floor

The ground floor of this property consists of a lounge which opens nicely to the kitchen/dining room, the kitchen is modern and well appointed, there are double doors which lead nicely out into the rear garden, there is an understairs storage cupboard and stairs that lead up to the first floor.

## First Floor

On the first floor there are three bedrooms two of which are doubles and one being a single, there is also a modern family bathroom, the roof space can be accessed from the first floor also, finally there is a good sized storage/airing cupboard.



Tel: 01392 340130

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- SOUGHT AFTER LOCATION
- OFF ROAD PARKING
- MODERN KITCHEN
- ENCLOSED REAR GARDEN
- CHAIN FREE
- CLOSE TO LOCAL AMENITIES
- GOOD TRANSPORT LINKS
- GARAGE



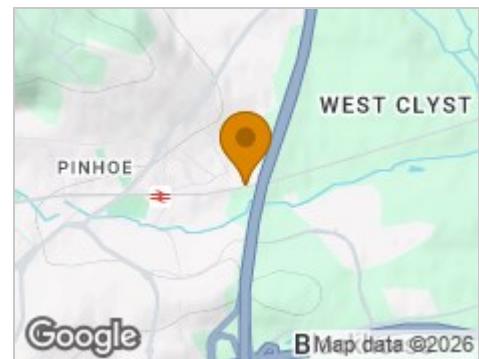
## Road Map



## Hybrid Map



## Terrain Map



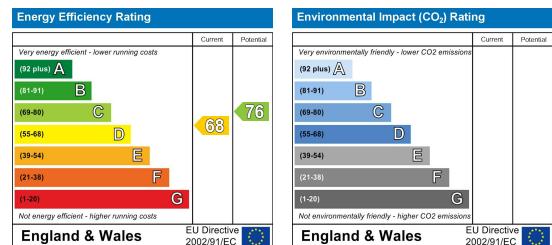
## Floor Plan



## 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.