



East of **EXE**  
ESTATE AGENTS

Stoke Valley Road  
Exeter £250,000

# Stoke Valley Road

## Exeter £250,000

A well-presented two-bedroom home offering bright and modern accommodation throughout. Featuring a spacious living room, contemporary kitchen/dining room, rear garden and allocated parking. Conveniently situated in the sought-after Stoke Hill area, close to local amenities, schools, transport links and Exeter city centre.

Two Bedrooms | Semi Detached | Spacious Living Room | Kitchen/Diner | Family Bathroom | Enclosed Rear Garden | Off road parking | Ideal For First Time Buyers or Investment | No Onward Chain

### DESCRIPTION

The property opens into a bright and spacious living room, featuring a large front-facing window that fills the room with natural light. A contemporary wall-mounted electric fire provides an attractive focal point, while neutral décor creates a welcoming and versatile living space. To the rear is a modern kitchen/dining room fitted with a range of white wall and base units, complemented by contrasting worktops and ample preparation space. The dining area enjoys views over the rear garden and benefits from patio doors providing direct access outside, making it ideal for everyday living and entertaining. The ground floor is well presented throughout and offers a practical layout suited to modern lifestyles.

The first floor comprises two well-proportioned bedrooms, including a spacious double bedroom benefiting from built-in wardrobe storage and a comfortable single bedroom overlooking the rear garden. Both bedrooms are served by the family bathroom, which completes the first-floor accommodation.

Outside, the rear garden features a patio area ideal for outdoor dining and entertaining, alongside a lawned section providing an attractive and versatile outdoor space. To the front of the property there is private parking for two vehicles, complemented by a neatly maintained front garden area that enhances the



property's kerb appeal.

## LOCATION

Situated in the popular Stoke Hill area of Exeter, Stoke Valley Road enjoys a convenient position within easy reach of the city centre whilst benefiting from a more residential setting. The area is particularly popular with families and professionals thanks to its excellent range of local amenities, well-regarded schools, and nearby green spaces.

Residents benefit from easy access to a variety of shops, supermarkets, cafés and leisure facilities, with regular public transport links providing convenient connections across the city. Exeter city centre is just a short distance away, offering a wide selection of retail & dining, as well as mainline rail services.

The property is also well placed for access to the University of Exeter, and major road networks including the M5 and A30. For those who enjoy the outdoors, nearby parks, countryside walks and the beautiful Devon coastline are all within easy reach, making this an excellent location for a wide range of buyers.

## AGENT NOTES

To the best of the Vendors knowledge, they have advised the following: -

Tenure: Freehold

Council Tax Band: C

Council: Exeter City Council

Parking: Parking for two cars

Garden: Enclose rear garden

Electricity: Mains

Gas: Mains

Heating: New Gas Boiler

Water supply: Mains

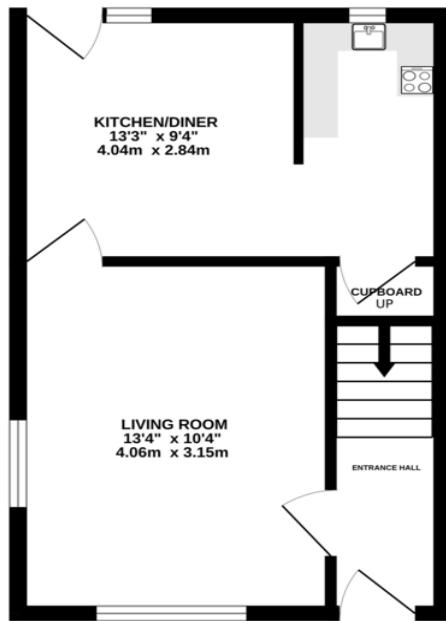
Sewerage: Public

Broadband: Full fibre broadband available with up to 1600mpbs download and up to 115mbps upload

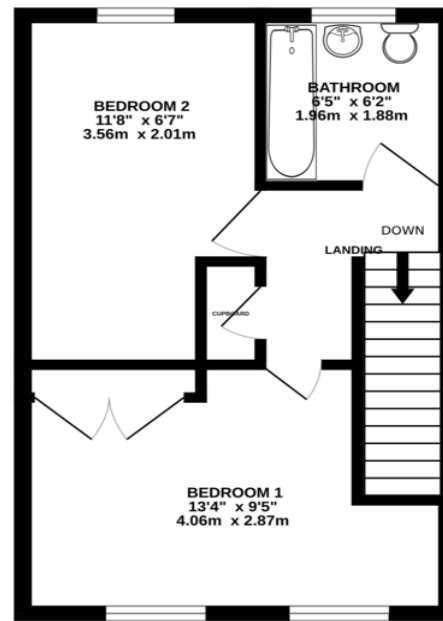
Mobile Signal: Several networks currently showing as available at the property including EE & Vodafone



GROUND FLOOR  
316 sq.ft. (29.3 sq.m.) approx.



1ST FLOOR  
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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