

HUNTERS[®]

HERE TO GET *you* THERE



Burnthouse Lane

Exeter, EX2 6NA

Offers Over £320,000



Council Tax: B



112 Burnthouse Lane

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Hallway

Doors to the living room, kitchen and understairs storage, stairs to the first floor.

Living room

13'7" x 11'4" (4.15m x 3.46m)

Large bay window to the front aspect, fire place housing a log burner, alcoves, radiator.

Kitchen

14'7" x 9'9" (4.45m x 2.98m)

High and low level cupboards, roll top worksurfaces, built in range hob, eye level oven and fridge freezer, two bowl sink and drainer, radiator, doors to the dining room/conservatory, the kitchen is modern and sleek in design with ample work surface space to create wonderful meals, door to the utility cupboard.

Utility cupboard

Space and plumbing for a washing machine, space for a tumble drier.

Dining room/ Conservatory

13'8" x 8'3" (4.19 x 2.53m)

Doors to the rear garden windows to all aspects, space for a dining table, low level cupboards, doors to the side aspect, underfloor heating and ethanol fire.

Shower room

6'4" x 5'1" (1.94m x 1.57m)

Partially obscured window to the rear aspect, low level WC, hand basin and walk in steam/massage shower, modern boiler, underfloor heating.

Landing

Doors to all bedrooms, bathroom and airing cupboard stairs to the second floor.

Bedroom two

12'11" x 9'10" (3.95m x 3.01)

Window to the rear aspect, radiator.

Bedroom one

12'11" x 11'4" (3.96m x 3.47m)

Window to the front aspect, radiator, fire place.

Bedroom three

9'9" x 7'10" (2.99m x 2.40m)

Dual windows to the front aspect, radiator.

Family bathroom

9'6" x 5'10" (2.90m x 1.78m)

Slightly obscured window to the front aspect, low level WC, hand basin, bath with shower over.

Loft room

21'6" x 11'0" (6.56m x 3.36)

Velux window's to the front and rear aspect, eves storage.

Outside

To the front of the property is off road parking for at least two potentially three cars, there is a small low wall that surrounds the front garden, passage to the rear garden.

To the rear of the property the garden is set on several levels and offers multiple spaces, the initial part of the garden is laid to gravel with steps that take you to an area that is laid with slate pathing slabs, there also a couple of areas laid to bark chippings, the garden has been recently updated and also benefits from two sheds, one of which is brick built and houses the still fully work outside WC, the garden offers the perfect space to entertain or

while away those lazy summer evenings, passage to the front of the property.

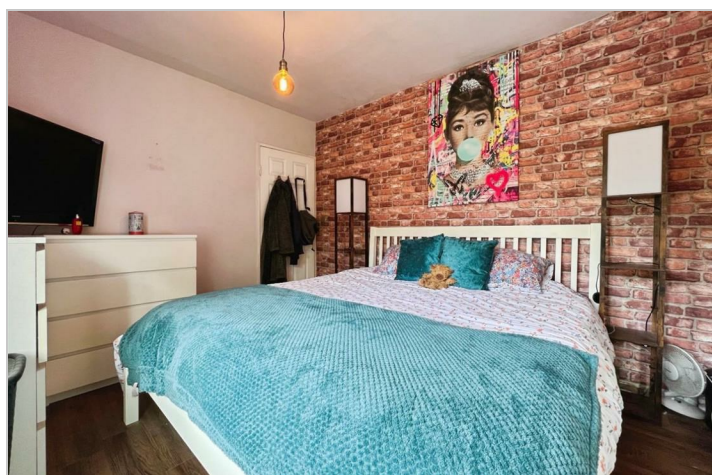
**** Reduced due to motivated vendors finding their onward purchase **** Nestled on Burnthouse Lane in the vibrant city of Exeter, this charming mid-terrace house offers a delightful blend of modern living and comfort. Spanning an impressive 1,453 square feet, the property boasts three spacious double bedrooms, providing ample space for families or those seeking extra room for guests. Additionally, a versatile loft room presents an excellent opportunity for a home office, playroom, or additional storage.

The heart of the home is undoubtedly the modern kitchen, which flows seamlessly into an extended separate dining room, perfect for entertaining or enjoying family meals. The good-sized lounge invites relaxation, making it an ideal space to unwind after a long day. The property also features two well-appointed bathrooms, including a convenient shower room, ensuring that morning routines run smoothly.

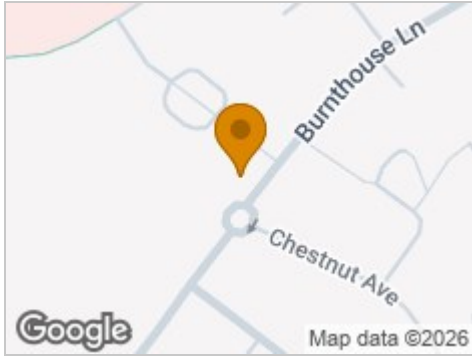
Outside, the freshly appointed garden offers a lovely outdoor retreat, ideal for summer barbecues or simply enjoying the fresh air. Off-road parking adds to the convenience of this property, making it easy to come and go as you please.

With excellent transport links and proximity to local amenities, this home is perfectly situated for both work and leisure. Furthermore, its closeness to the Royal Devon and Exeter Hospital makes it an attractive option for healthcare professionals or those seeking easy access to medical facilities.

In summary, this delightful home on Burnthouse Lane presents a wonderful opportunity for comfortable living in a sought-after area of Exeter. With its generous space, modern features, and convenient location, it is sure to appeal to a wide range of buyers.



Road Map



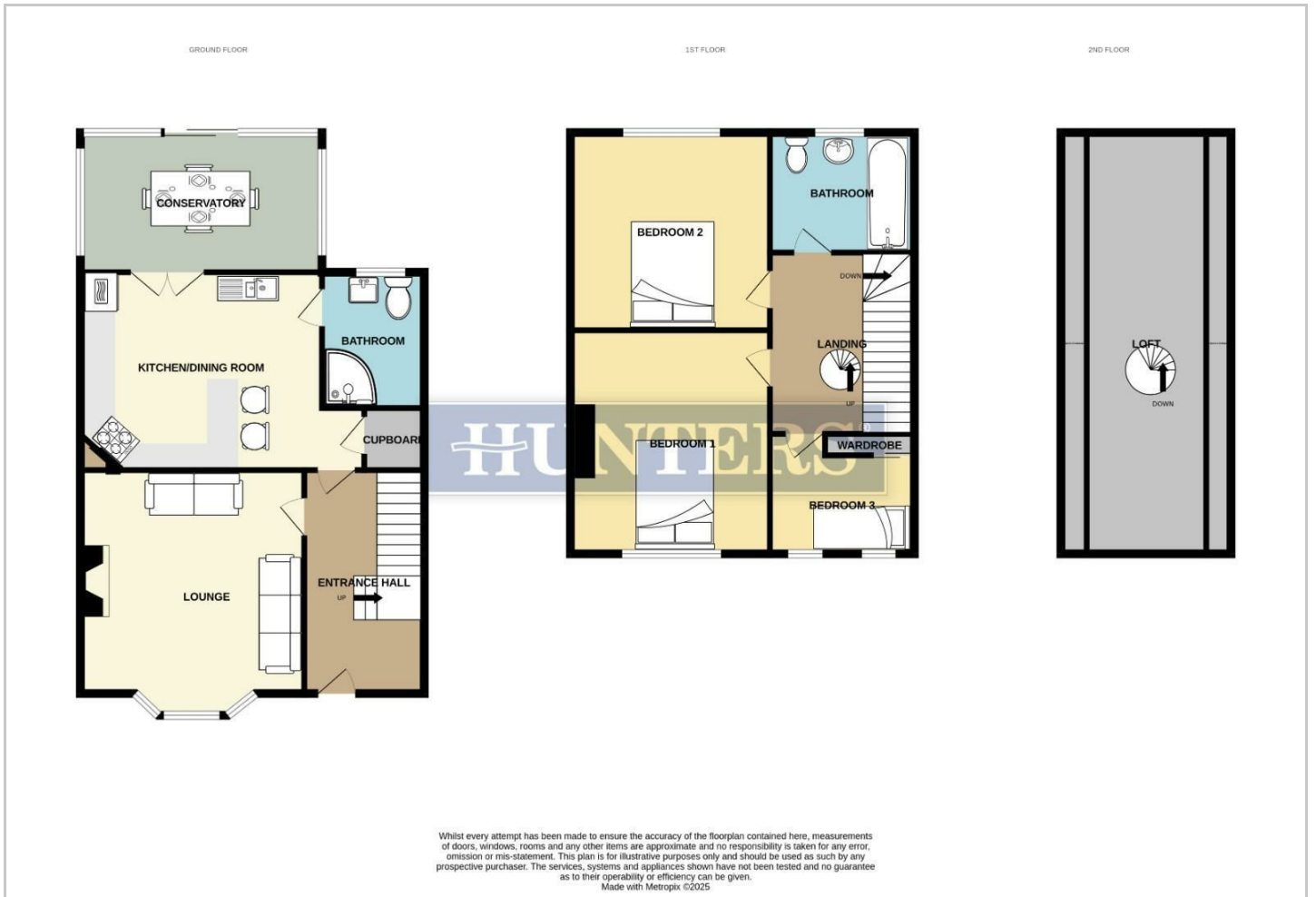
Hybrid Map



Terrain Map



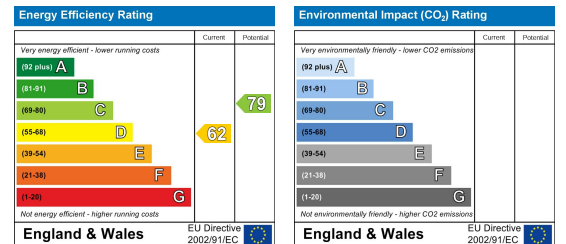
Floor Plan



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.