HUNTERS®

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# Thursby Walk

Exeter, EX4 8FP

Reduced £148,500

2 | 1 | 1 | C

Council Tax: A





# Thursby Walk

Exeter, EX4 8FP

## Reduced £148,500





### Communal area

### Hallway
Doors to all rooms plus door to a large storage cupboard

### Lounge/ Diner
15'9" x 10'1" (4.82m x 3.09m )
Juliet balcony doors to the side aspect, window to the side aspect, opening to the kitchen area, radiator.

### Kitchen
9'2" x 7'11" ( 2.81m x 2.42m )
Window to the side aspect, high and low level storage cupboards, roll topwork surfaces, single sink and drainer, built in electric hob, oven and extractor, space for a washing machine, dish washer and fridge freezer.

### Master bedroom
9'6" x 11'6" (2.90m x 3.53m )
Window to the side aspect, radiator.

### Bedroom two
9'6" x 7'1" (2.90m x 2.18m )
Window to the side aspect, radiator.

### Bathroom
6'2" x 8'5" (1.88m x 2.59m )
Slightly obscured window to the side aspect, bath with shower over, heated towel rail, low level WC, hand basin.

### Material Information - Exeter L
Tenure Type; Leasehold
Leasehold Years remaining on lease; 110
Leasehold Annual Service Charge Amount; £1,180
Leasehold Ground Rent Amount; £250
Council Tax Banding; B

- Two double bedrooms
- Abundant natural light
- Large bathroom
- Open-plan kitchen
- Spacious reception room
- Allocated parking
- Close to public transport
- Nearby schools
- EPC rating C
- Council tax band B

We are delighted to present this neutrally decorated flat, currently available for sale. The property comprises of two double bedrooms, both of which benefit from an abundance of natural light, a large bathroom, and one reception room. It further benefits from an open-plan kitchen, perfect for modern living.

The reception room, complete with large windows, offers the perfect space for relaxation or entertaining. The kitchen, conveniently designed in an open-plan style, creates an inviting space for cooking and dining. The large bathroom adds to the overall appeal of this property, providing ample space for your comfort.

One of the unique features of the property is its allocated parking, a rarity and highly desirable aspect in the current real estate market. The property is ideally suited for families or couples looking for a home within a close-knit community.

With an EPC rating of C, this property is reasonably energy efficient, and falls within council tax band B, providing an indication of the annual council tax cost. The property boasts an excellent location with easy access to public transport links, nearby schools, and local amenities, making it an ideal choice for those seeking a balance between urban living and a tranquil home environment.

Overall, if you're in the market for a flat that combines a modern open-plan design with traditional comforts like spacious rooms and a great location, this property should be at the top of your viewing list.









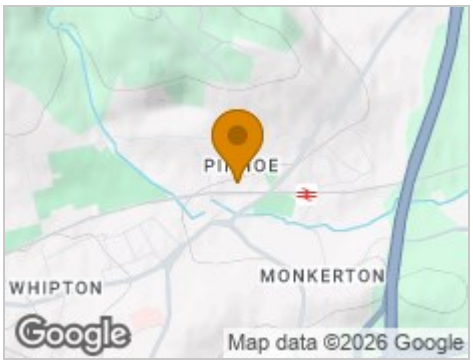
## Road Map



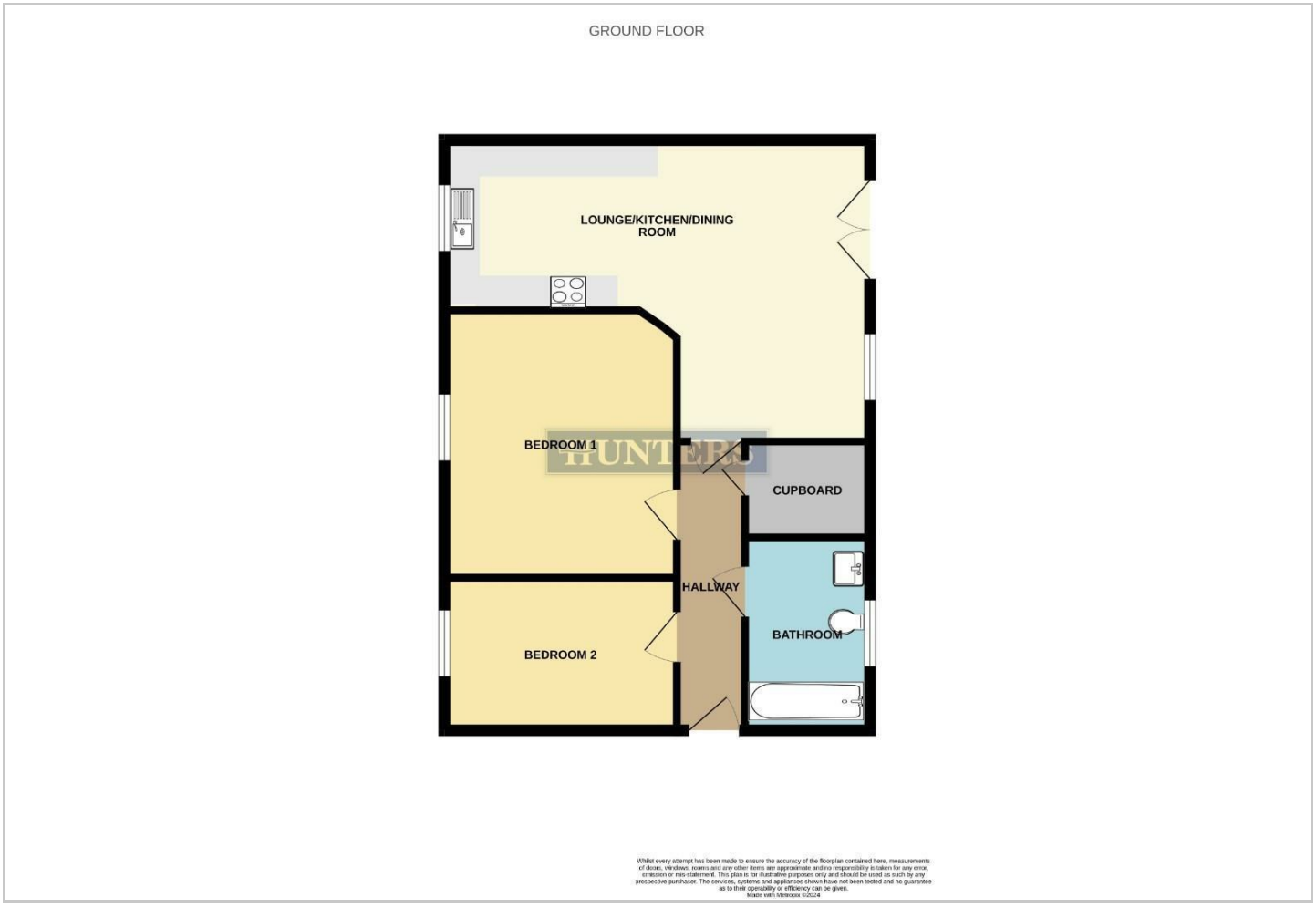

## Hybrid Map




## Terrain Map



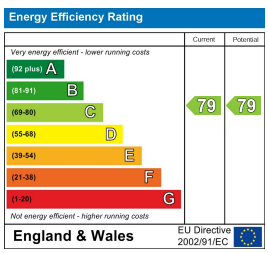

## Floor Plan

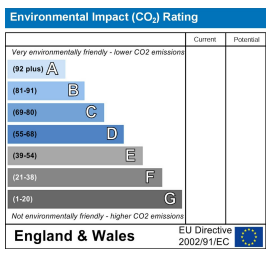



## Viewing

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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