

HUNTERS[®]

HERE TO GET *you* THERE



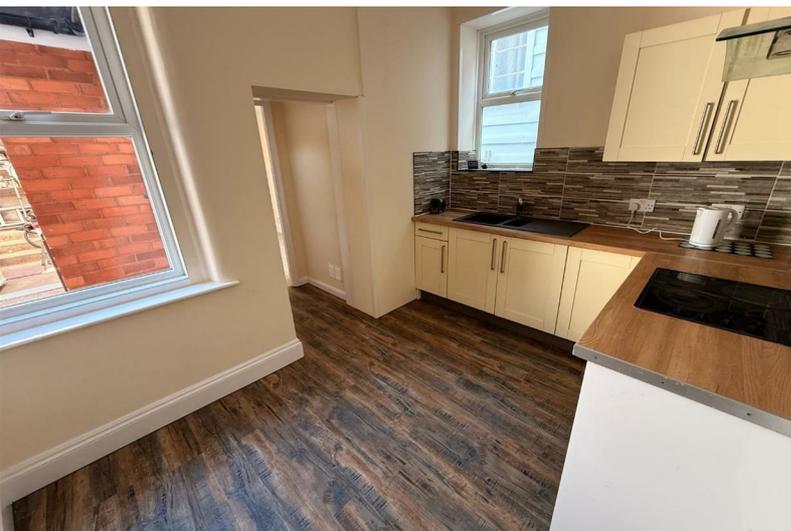
Blackboy Road

Exeter, EX4 6SZ

Asking Price £230,000



Council Tax: A



35a Blackboy Road

Exeter, EX4 6SZ

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Outside front

To the front of the property is a garden with shingle and mature shrubs, there is a wall and a gate that leads to the public footpath.

The property is accessed through a communal door leading to the front door of the property.

Lounge

14'9" x 12'3" (4.51m x 3.74m)

Large bay window to the front aspect, feature fire place, door to the hallway, radiator

Bathroom

3'9" x 7'10" (1.15m x 2.39m)

Walk in shower, hand basin, low level WC, heated towel rail

Bedroom two

15'2" x 10'11" (4.63m x 3.33m)

Window to the rear court yard, feature fire place, window to the front aspect, radiator

Kitchen

10'11" x 8'1" (3.33m x 2.47m)

High and low level cupboards, roll top work surfaces, window to the side aspect, window to the rear court yard, built in electric hob, oven and extractor, one and a half bowl sink and drainer, space for a fridge freezer, door to bedroom one.

Bedroom one

9'4" x 10'11" (2.85m x 3.34m)

Window to the rear court yard, radiator, built in wardrobe, cupboard housing the boiler

En-Suite

6'9" x 6'7" (2.06m x 2.01m)

Window to the rear aspect, P shape bath with shower over, low level WC, hand basin, heated towel rail.

Garage

18'1" x 12'2" (5.52m x 3.71m)

Electricity, power, plumbing for a washing machine, space for a tumble dryer, up and over door.

Outside

Small enclosed, pathed court yard garden, access from the kitchen, access to the garage.

Material Information - Exeter S

Tenure Type; Lease/ share of the freehold

Leasehold Years remaining on lease; 999

Leasehold Annual Service Charge Amount £ Nil (As and when work is required)

Council Tax Banding; A

• Wonderful investment

• Share of the freehold

• Two double bedrooms

• Modern kitchen

• Master bedroom en-suite

• Close to the university

• Walking distance to the city centre

• Close to the train station

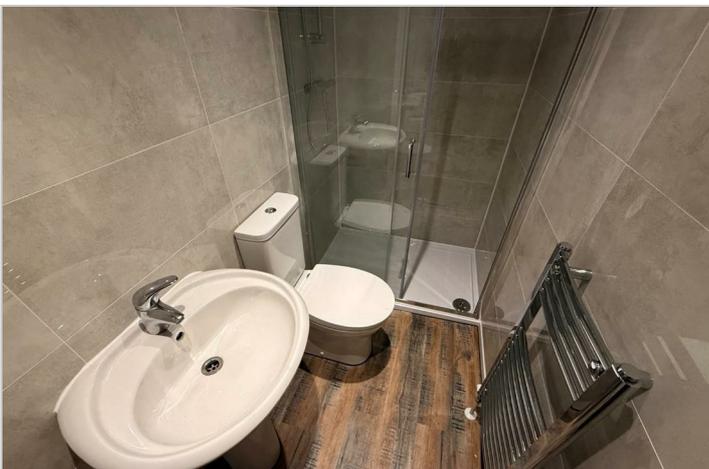
• Garage

• Private court yard garden

Nestled on the vibrant Blackboy Road in Exeter, this charming apartment offers a perfect blend of comfort and convenience. Built in 1900s, the property has been thoughtfully maintained and features two spacious double bedrooms, each designed to provide a restful retreat. The master bedroom benefits from an en-suite bathroom, adding a touch of luxury to your daily routine.

The apartment boasts a well-proportioned reception room, ideal for both relaxation and entertaining guests. With two bathrooms in total, morning routines are made easy, ensuring that everyone has their own space. The good room sizes throughout the property create a welcoming atmosphere, making it feel like home from the moment you step inside.

One of the standout features of this apartment is its prime city centre location. Residents will enjoy excellent transport links, making commuting a breeze, and the proximity to the university is perfect for students or staff alike. Additionally, a variety of local amenities are just a stone's throw away, providing everything you need for



Road Map



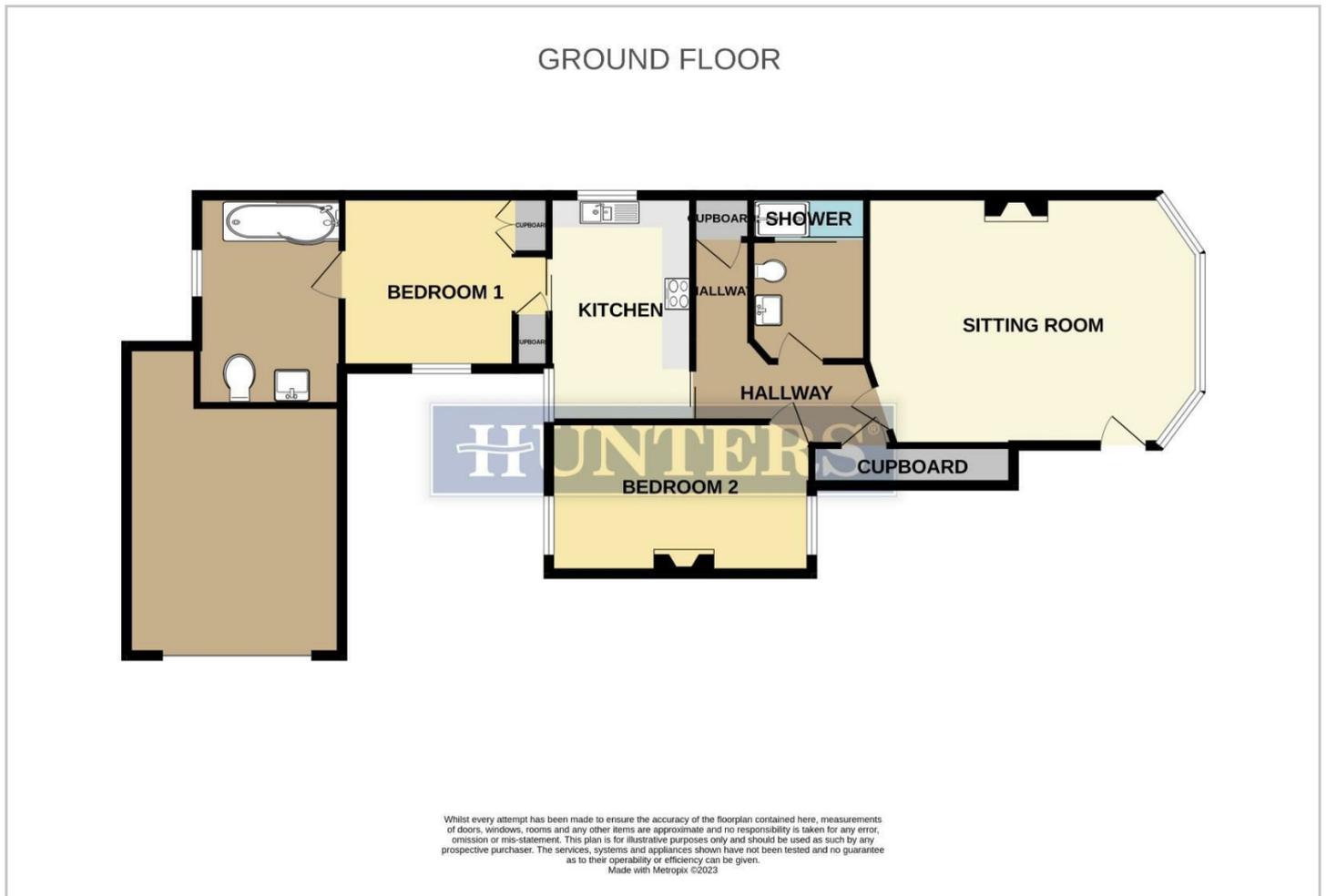
Hybrid Map



Terrain Map



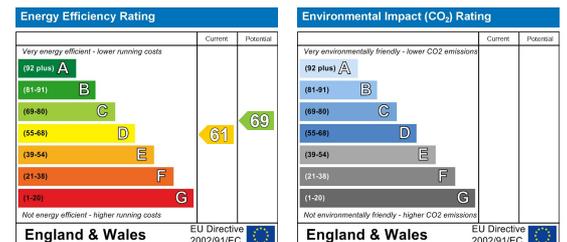
Floor Plan



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.