

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Blackboy Road

Exeter, EX4 6SZ

Asking Price £390,000



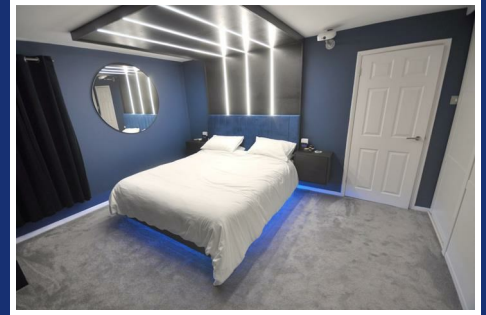
Council Tax: D



# 38 Blackboy Road

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## HALLWAY

Door to the WC, stairs to the first floor, double doors to the lounge, door to the kitchen diner, under stairs cupboard.

## LOUNGE

16'2" x 23'4" (4.92 x 7.12)

Large bay window to the front aspect, large wood burner, large under stairs cupboard, ornate stain glass window to the side aspect, window to the side aspect, radiator, built in storage and large feature media wall.

## KITCHEN DINING ROOM

16'10" x 20'0" (5.13 x 6.10)

Wonderful modern, kitchen with high and low level cupboards, roll top work surfaces, built in 6 burner gas hob, 2 ovens and extractor, space for an american style fridge freezer, utility area with a window to the side aspect, space for a washing machine and dryer, breakfast island, patio doors to the rear garden, space for a dining table, sky light.

## UTILITY AREA

## WC

5'10" x 4'0" (1.77 x 1.21)

Obscured window to the side aspect, hand basin and low level WC.

## WORK SPACE

## LANDING

Sky light, door to the master bedroom, door to bedroom two and three, loft access, door to the family bathroom, space for a desk or table to potentially have a work space.

## MASTER BEDROOM

14'11" x 14'7" (4.55 x 4.44)

Large bay window to the front aspect, stunning feature bed with lighting, head board and that hotel suite feeling radiator.

## BEDROOM TWO

15'1" x 9'7" (4.61 x 2.92)

Two windows to the side aspect, radiator.

## BEDROOM THREE

8'7" x 9'3" (2.62 x 2.83)

Window to the rear aspect, radiator.

## FAMILY BATHROOM

Vanity unit, underfloor heating, bath with an electric shower over, low level WC, had basin.

## OUTSIDE

To the rear of the property is a fully enclosed rear garden with a decked area and outside bar, steps leading to two storage sheds, side gate giving access to the front of the property and storage.

To the front of the property is a pathway leading to a gate giving access to the public footpath, there is an area laid to lawn and mature shrubs, there is also a fence giving privacy from the main foot path, off road parking does come with the property and is positioned slightly further down the road.

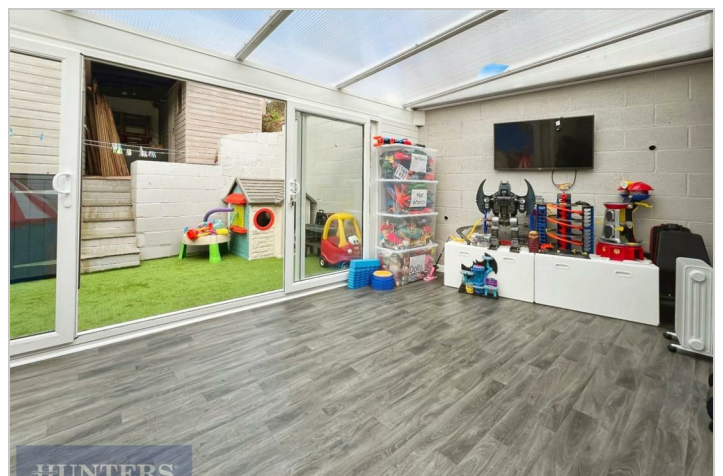
\* This property is a must see to be fully appreciated. \* Nestled on the charming Blackboy Road in Exeter, this beautifully renovated end-terrace house offers a perfect blend of modern living and comfort. With three spacious double bedrooms, this property is ideal for families or those seeking extra space. The house boasts a well-appointed family room that has been thoughtfully extended, providing an inviting area for relaxation and entertainment, complete with a projector screen for movie nights.

The property features two stylish bathrooms, designed to a hotel-standard finish, ensuring convenience and luxury for all residents. The good room sizes throughout the house create a sense of openness and light, making it a delightful place to call home.

For those with vehicles, off-road parking is available for one car, adding to the practicality of this lovely residence. The location is particularly advantageous, with excellent transport links and a variety of local amenities just a stone's throw away, making daily life both easy and enjoyable.

The motivated vendors are keen to find the right buyers for this exceptional home, which has been renovated throughout to meet modern standards while retaining its charm. This property is not just a house; it is a wonderful opportunity to create lasting memories in a vibrant community. Don't miss the chance to view this remarkable home on Blackboy Road.

- Three double bedrooms
- \* This property is a must see to be fully appreciated. \*
- Modern kitchen and bathroom
- Media wall and cinema screens
- Renovated to a high standard throughout
- Master bedroom with that hotel suite feeling
- Extended family space
- Great transport links
- Off road parking



## Road Map



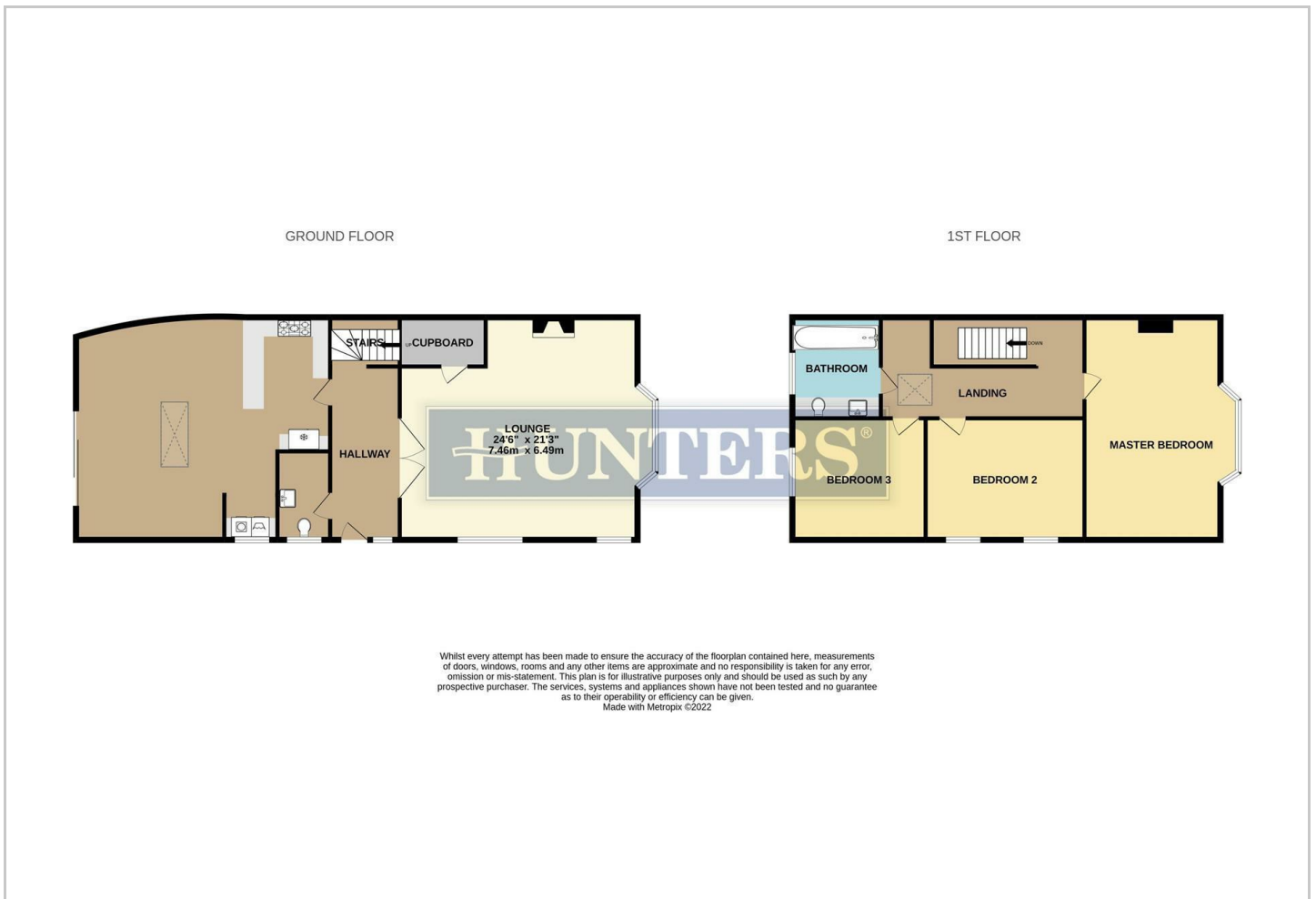
## Hybrid Map



## Terrain Map



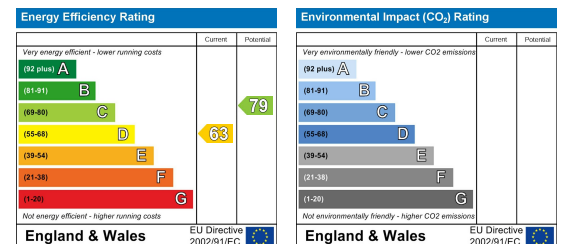
## Floor Plan



## 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.