

## 18 Hook Drive, Exeter, EX2 7SD



A modern detached three bedroom house, presented in excellent order throughout, the accommodation benefits from an entrance hall, cloakroom, lounge, openplan kitchen dining room, three bedrooms, en-suite to the master bedroom, family bathroom, enclosed rear garden, garage and off road parking. Conveniently located close to local amenities, the railway station, easy reach of the city centre and major routes, benefiting from an en-suite shower room, garage and parking.

**Offers in Excess of £350,000   Freehold   DCX02760**

# 18 Hook Drive, Exeter, EX2 7SD

The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

## THE ACCOMMODATION COMPRISES:

### Entrance Hallway

Tiled floor. Stairs to first floor. Built-in storage cupboard. Radiator. Doors to the cloakroom, lounge and open plan kitchen dining room.

### Cloakroom

White suite comprising low level W.C. Corner pedestal wash hand basin with mixer tap and tiled splashback. Tiled floor. Frosted double glazed window to side. Radiator.

### Lounge 15' 11" x 10' 0" (4.85m x 3.05m)

A large lounge with dual aspect double glazed windows. Television point, Double glazed double doors leading out onto the garden. Two radiators.



### Kitchen/Diner 16' 10" x 15' 10" (5.13m x 4.83m)

An openplan kitchen dining with dual aspect double glazed windows. Double glazed doors leading out to the rear. Fully tiled floor. Stone effect worktop surfaces with matching splashbacks. Inset single bowl stainless steel sink and drainer with mixer tap. Built-in four ring gas hob with electric oven beneath. Cupboards and drawers under with space for washing machine and tumble dryer. Matching wall mounted cupboards with stainless steel cooker hood with underlighting. Corner cupboard concealing the gas fired boiler. Space for fridge freezer. Radiator. Built-in understairs cupboard.



### First Floor Landing

Rear aspect double glazed window. Radiator. Doors to bedroom one, bedroom two, bedroom three and the bathroom.

### Bedroom One 13' 5" x 8' 10" (4.09m x 2.69m)

Twin front aspect double glazed windows. Two double built-in wardrobes, two with mirrored doors. Radiator. Door to the en suite.





### En-suite

Modern white suite comprising oversized shower cubicle with sliding glass door and built-in electric Mira shower all in full tiled surround. Low level WC. Pedestal wash hand basin with mixer tap in tiled splashback. Radiator. Opaque double glazed window to side. Extractor fan. Shaver point.



### Bedroom Two 11' 1" x 10' 1" (3.38m x 3.07m)

Twin front aspect double glazed windows. Built-in double wardrobe and built-in cupboard over the stairs. Radiator.



### Bedroom Three 6' 10" x 6' 5" (2.08m x 1.96m)

Side aspect double glazed window. Radiator.



### Family Bathroom

Modern white suite comprising panelled bath in full tiled surround with mixer shower tap. Low level WC. Pedestal wash hand basin with mixer tap in tiled splashback. Frosted double glazed window. Radiator. Extractor fan.



### Rear Garden

The garden is located to the side of the property and is fully enclosed by walling, offering privacy and security. It features a good sized patio and low-maintenance AstroTurf, making it easy to care for. There is also a useful timber garden shed for additional storage.

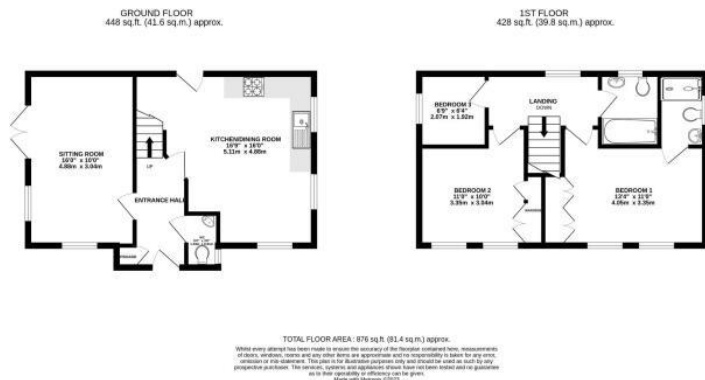


### Outside

To the rear of the property is a private drive providing off road parking for one vehicle and also provides access to the

### Garage 20' 0" x 10' 7" (6.10m x 3.23m)

Metal Up and over door. Power and light.



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**Energy performance certificate (EPC)**

25, Hoad Drive B20 7JG B20 7JG	Energy rating <b>B</b>	Valid until 14 October 2025
Property type Detached house		Certificate number 9399-1009-7300-3999-8974
Total floor area 84 square metres		

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

[You can read guidance for landlords on the regulations and exemptions. \(https://www.gov.uk/landlord-energy-efficiency-guidance\)](#)

**Energy rating and score**

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)