

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Rices Mews

Exeter, EX2 9AY

Asking Price £290,000



Council Tax: C



# 14 Rices Mews

Exeter, EX2 9AY

Asking Price £290,000



## Ground Floor

From the front door you enter a porch, which is perfect for coats and shoes, through the next door and you are in the sitting room with a door to the kitchen/dining room and stairs to the first floor, from the kitchen/dining room there are double doors to the rear fully enclosed garden.

## First Floor

From the top of the stairs to your right is the master bedroom which overlooks the rear garden, to your right are two further good sized bedrooms and a family bathroom, which has been modernised and features a walk in shower.

- SOUGHT AFTER LOCATION
- OFF ROAD PARKING
- THREE DOUBLE BEDROOMS
- CHAIN FREE
- GOOD TRANSPORT LINKS
- CLOSE TO LOCAL SCHOOLS
- CLOSE TO LOCAL AMENITIES
- MODERN BATHROOM

Situated in the desirable Rices Mews area of Exeter, this charming three-bedroom house presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts three spacious double bedrooms, providing ample room for family living or guest accommodation.

The heart of the home is the well-appointed kitchen and dining room, perfect for entertaining or enjoying family meals. The modern bathroom adds a touch of contemporary style, ensuring comfort and convenience for all residents. The unusual layout of the house offers a unique charm, setting it apart from more traditional properties.

With two dedicated parking spaces, this home addresses the often-challenging issue of parking in urban areas. The property benefits from good transport links, making commuting and travel straightforward. Additionally, it is conveniently located near local schools and amenities, ensuring that all essential services are within easy reach.

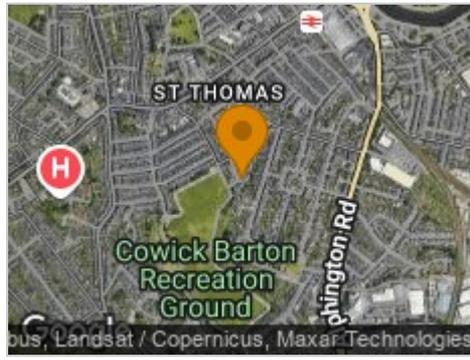
Being chain-free, this property is an attractive option for those looking to move quickly. It represents a sound investment opportunity in a thriving area, making it ideal for both new homeowners and seasoned investors alike. This house is not just a place to live; it is a chance to create a home in a vibrant community.



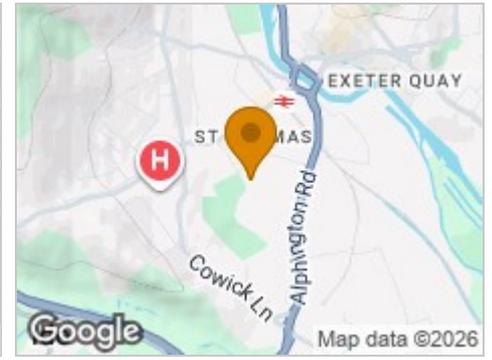
## Road Map



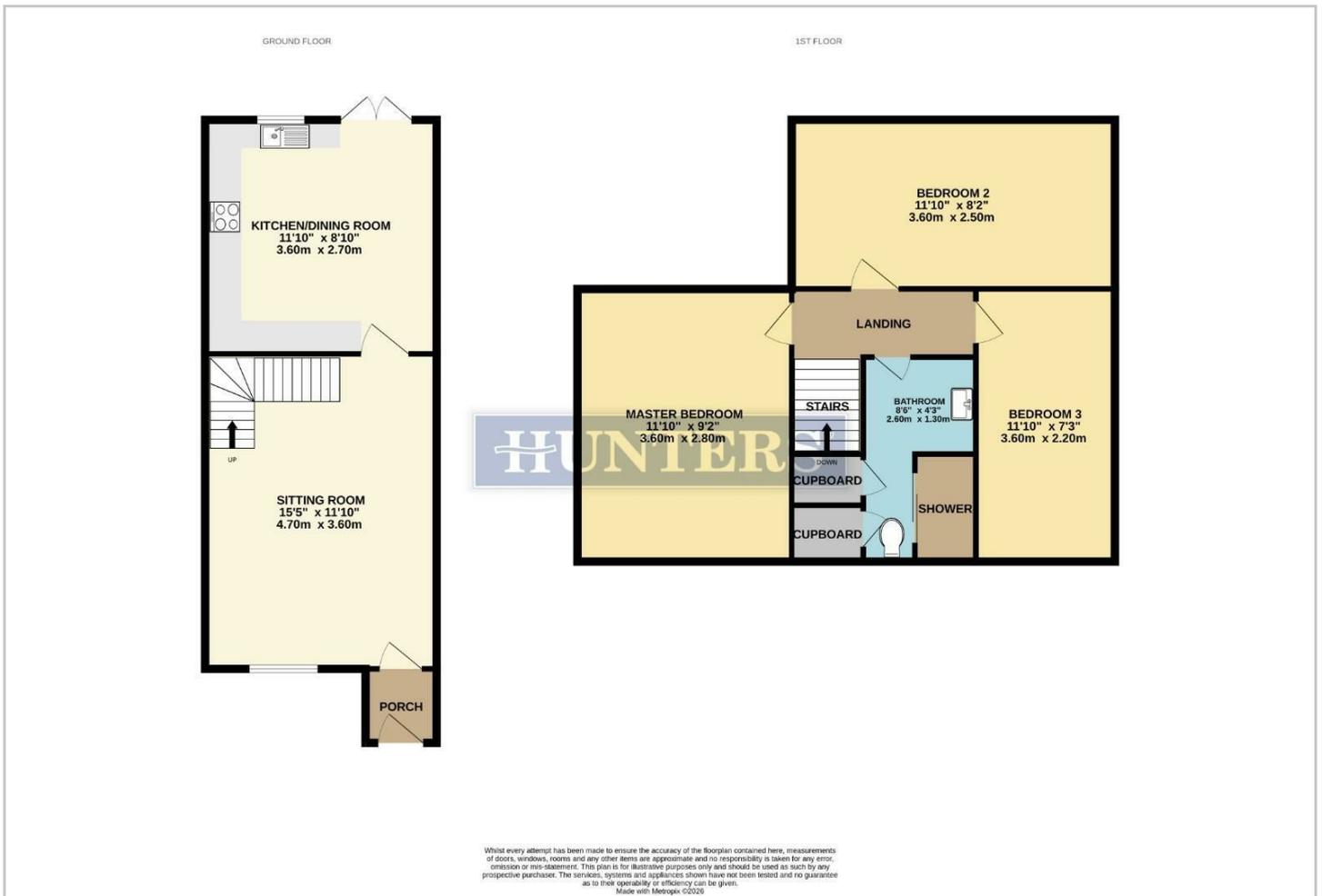
## Hybrid Map



## Terrain Map



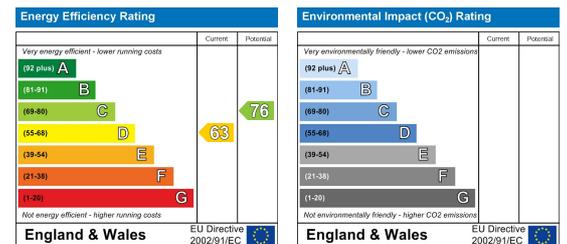
## Floor Plan



## 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.