

# HUNTERS®

HERE TO GET *you* THERE



## Sandford Walk

Exeter, EX1 2ET

£250,000



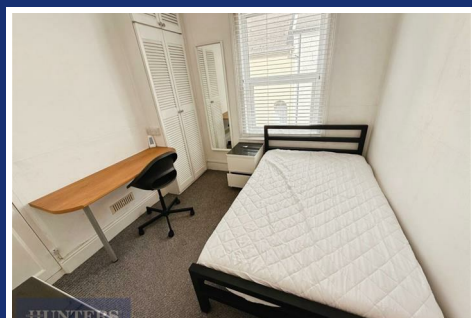
Council Tax: C



# 49 Sandford Walk

Exeter, EX1 2ET

£250,000



## Hallway

Doors to the lounge/bedroom one and the living/dining room, stairs to the first floor, door to a storage cupboard housing the boiler.

## Living room/dining room

10'4" x 9'10" (3.16m x 3.01m)

Window to the rear aspect, opening to the kitchen, fire place, radiator.

## Kitchen

13'8" x 5'8" (4.19m x 1.74m)

High and low level cupboards, rolltop worksurfaces, single bowl sink and drainer, space and plumbing for a washing machine, breakfast bar, space for a free standing cooker, door to the rear garden, window to the rear aspect,

## Landing

Doors to bedrooms two and three, door to the bathroom.

## Bedroom two

9'8" x 10'6" (2.97m x 3.21m)

Window to the front aspect, built in wardrobes, radiator, built in desk.

## Bedroom three

9'8" x 8'7" (2.96m x 2.63m)

Window to the rear aspect, built in wardrobe, radiator.

## Bathroom

5'10" x 6'7" (1.80m x 2.03m)

Partially obscured window to the front aspect, large walk in shower, had basin, low level WC

## Partial landing

Door to bedroom four.

## Bedroom four

14'7" x 16'3" (4.46m x 4.97m)

Velux window to the front aspect, bay window to the rear aspect, built in desk, radiator.

## Outdoors

To the front of the property, the property door opens on to a pathway that leads directly to the public walk way.

To the rear of the property is a fully enclosed court yard garden.

- Good investment
- First time purchase
- Wonderful location
- Great transport links
- Close to the RD&E Hospital
- Close to the university
- Close to local amenities

Tel: 01392 340130

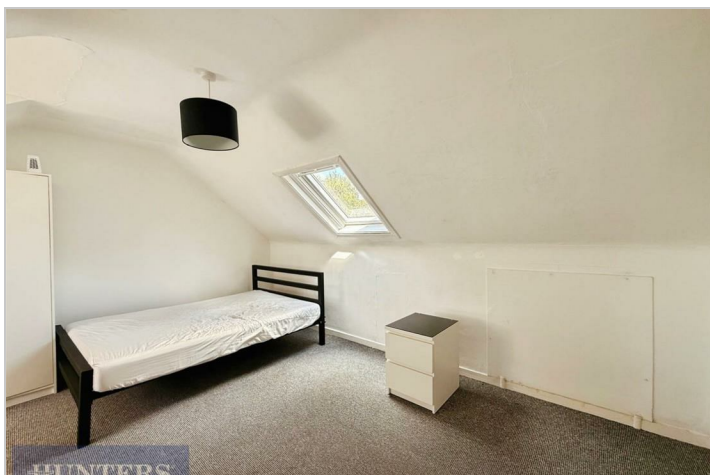
Welcome to this charming terraced house located on Sandford Walk in Exeter. This delightful property, built in 1881, offers a generous living space of 1,087 square feet, making it an ideal family home or a promising investment opportunity.

The house features two well-proportioned reception rooms, providing ample space for relaxation and entertaining. With three comfortable bedrooms, this home is perfect for families or those seeking extra room for guests or a home office. The bathroom is conveniently located, ensuring practicality for everyday living.

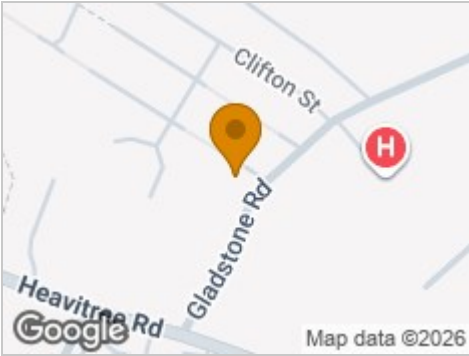
The interior of the property is neutral and clean throughout, allowing you to easily personalise the space to your taste. The outside area offers a pleasant space for outdoor activities or simply enjoying the fresh air.

Situated in a prime location, this home is close to the Royal Devon and Exeter Hospital and the university, making it ideal for professionals and students alike. Excellent transport links ensure easy access to the city centre, which is just a short walk away. Additionally, local amenities, including a Waitrose supermarket, are conveniently nearby, enhancing the appeal of this property.

With permit parking available, you will find it easy to accommodate your vehicle. This property is offered at a reasonable asking price, making it an attractive option for those looking to settle in a vibrant area of Exeter. Don't miss the chance to view this lovely home that combines comfort, convenience, and character.



Road Map



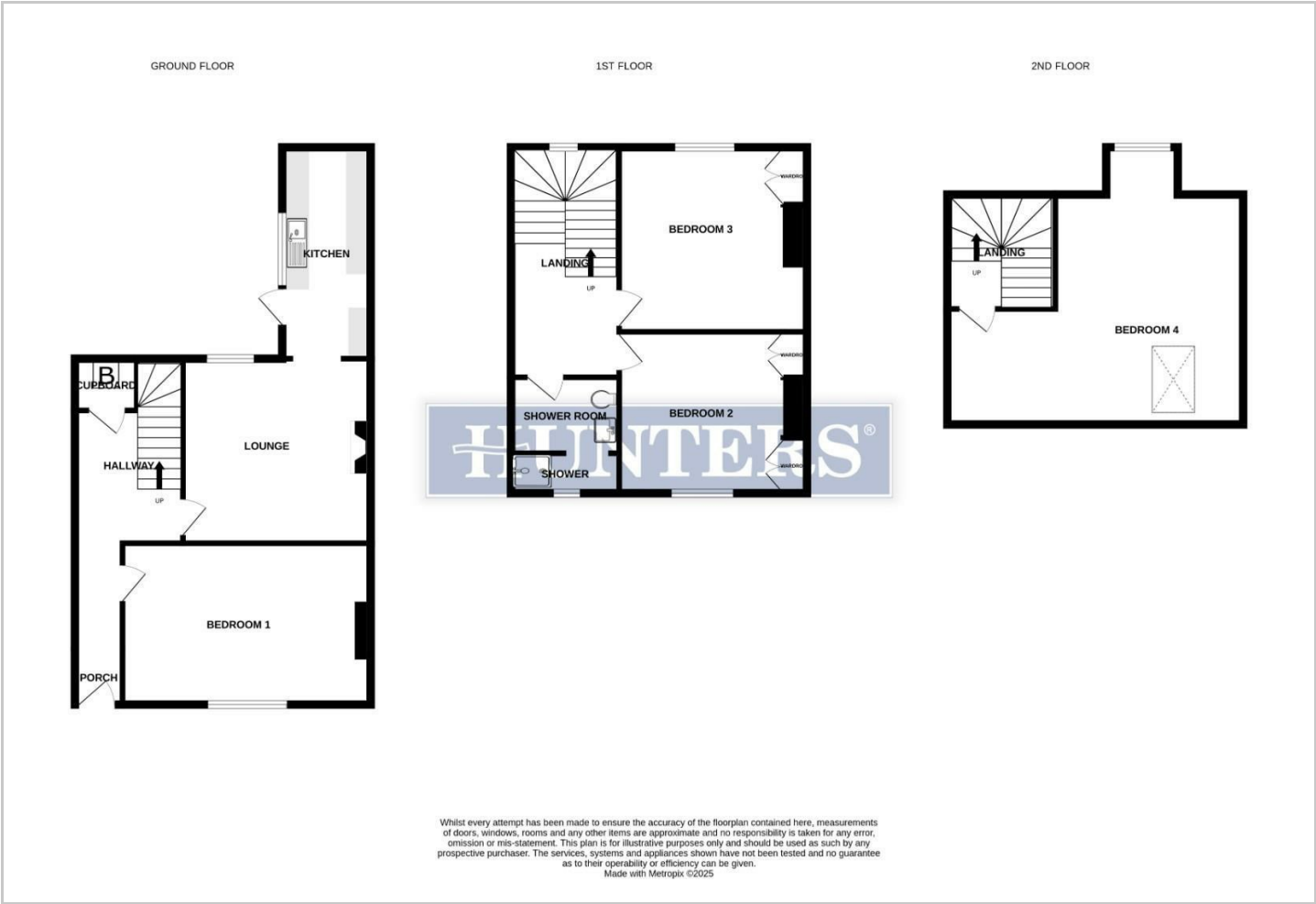
Hybrid Map



Terrain Map



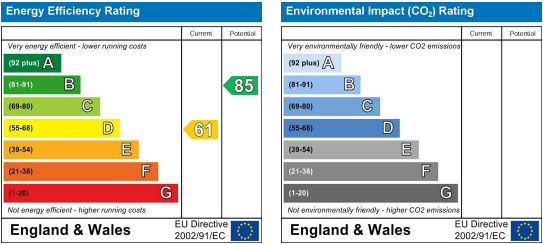
Floor Plan



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.