HUNTERS®

HERE TO GET *you* THERE



Vaughan Rise

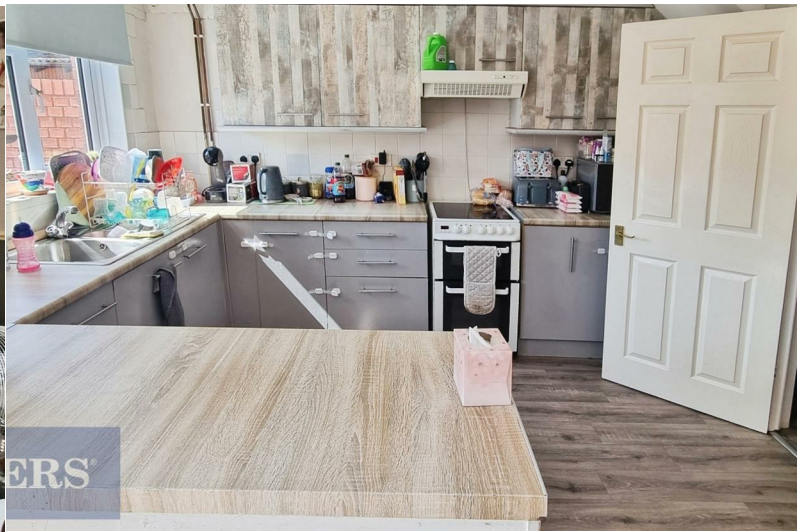
Exeter, EX1 3UD

Or Nearest Offer £250,000

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Council Tax: B





13 Vaughan Rise

Exeter, EX1 3UD

Or Nearest Offer £250,000-£260,000







Situated in the ever-popular area of Heavitree, this beautifully presented three-bedroom home offers an excellent opportunity for first-time buyers, young families or professionals seeking a well-connected home in a thriving community.

Ideally positioned just a short stroll from Heavitree Pleasure Ground, the property enjoys easy access to green open space, perfect for family outings, dog walks or simply unwinding outdoors. The Royal Devon and Exeter Hospital is also within easy reach, making this an ideal choice for healthcare professionals, while Pinhoe Road's local amenities and Polsloe Bridge Train Station are both within walking distance, offering excellent convenience for commuters.

Stepping inside, you're welcomed by a bright and inviting living room that flows seamlessly through to a spacious kitchen/dining room at the rear. Overlooking the garden, this sociable space is perfect for family meals, entertaining guests or keeping an eye on children while preparing dinner. The enclosed rear garden has been designed with low maintenance in mind, providing a private outdoor retreat to enjoy throughout the year.

Upstairs, the property offers three well-proportioned bedrooms, including two generous double rooms and a versatile single bedroom, ideal as a nursery, child's bedroom or home office. A stylish, modern shower room completes the first-floor accommodation.

Outside, the home benefits from off-road parking for one vehicle to the front, together with an additional allocated parking space to the rear – a valuable feature in this highly desirable location.

With excellent local schools, shops, cafés, regular bus routes and Exeter city centre all within easy reach, this fantastic home combines comfort, convenience and location, making it a wonderful place to call home.

- Motivated vendors
- Good room sizes
- Enclosed rear garden
- Kitchen/Dining room
- Neutrally decorated
- Good transport links
- Close to local amenities
- Good location

Walk through

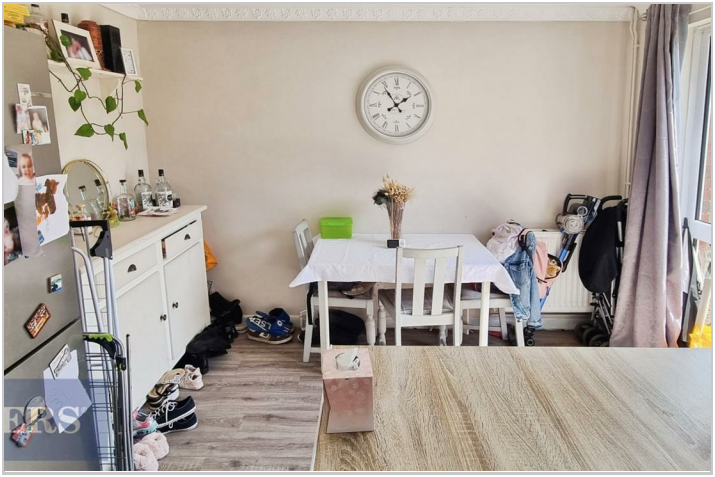
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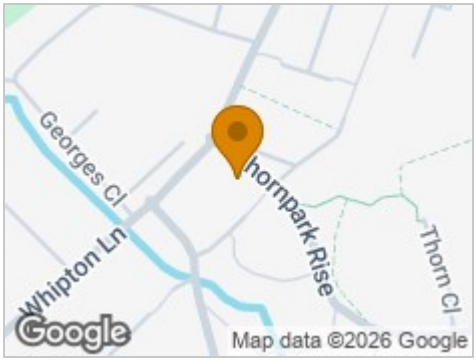








Road Map



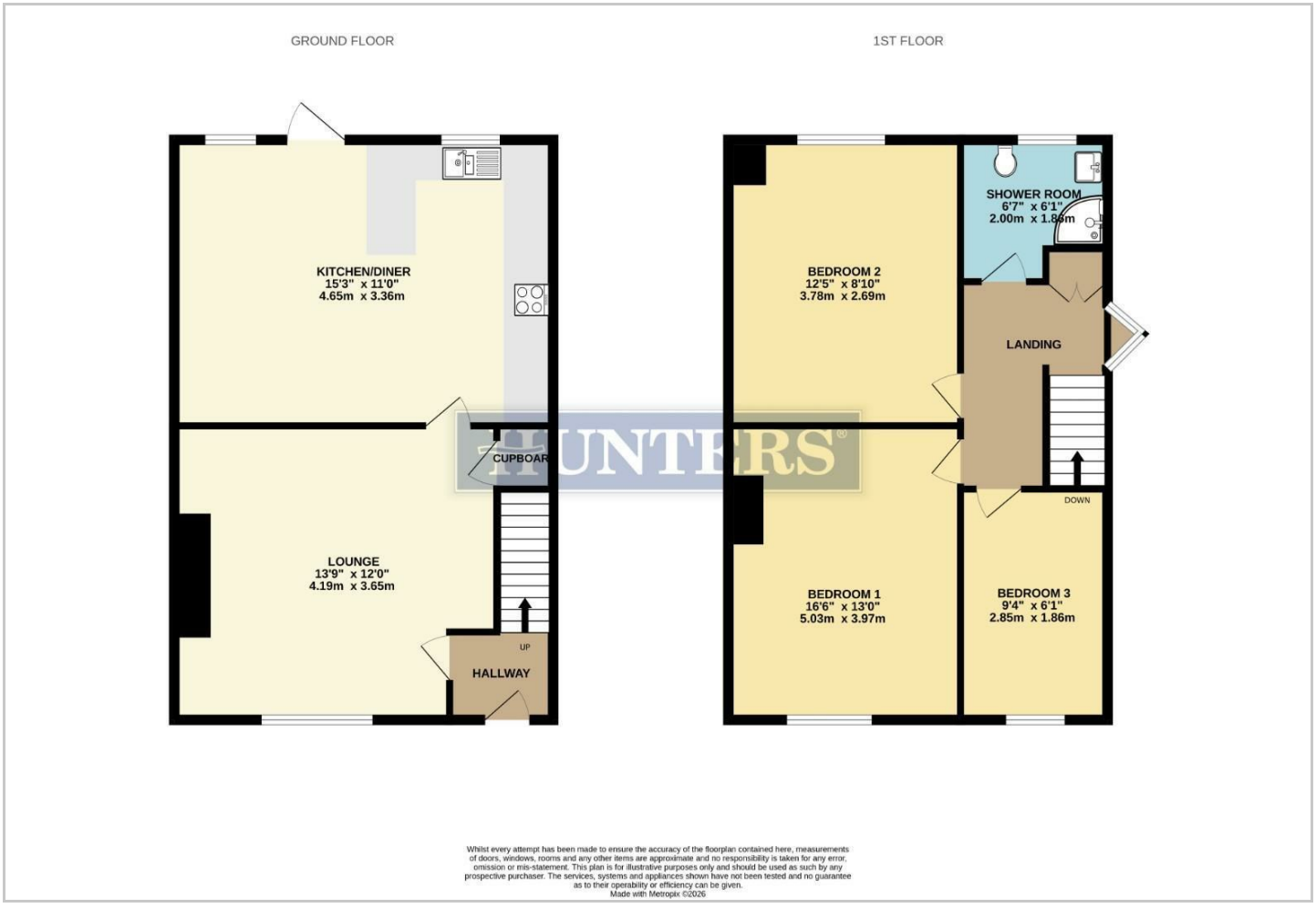
Hybrid Map



Terrain Map



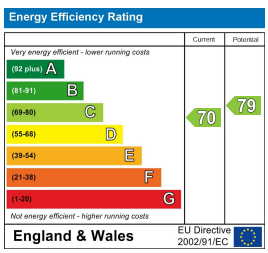
Floor Plan

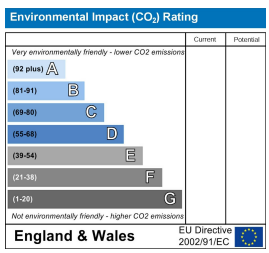


Viewing

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.

58 South Street, Exeter, Devon, EX1 1EE
Tel: 01392 340130 Email: exeter@hunters.com https://www.hunters.com