

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Monks Road

Exeter, EX4 7BQ

Asking Price £275,000



- GREAT LOCATION
- FIRST STEP ON THE LADDER
- GOOD INVESTMENT
- CHAIN FREE

- NEUTRALLY DECORATED
- BLANK CANVAS
- ENCLOSED REAR GARDEN
- GARAGE



Welcome to this charming terraced house located on Monks Road in Exeter, EX4 7BQ. This delightful property features one reception room, two well-proportioned bedrooms, and a bathroom, making it an ideal choice for small families or professionals seeking a comfortable living space.

The house offers parking for one vehicle, providing convenience in this bustling area. Inside, the property presents a neutral decor throughout, allowing you to easily personalise the space to suit your taste and style.

Situated in a great location, close to Polsloe train station, this home is within walking distance to the city centre, where you can enjoy a variety of shops, restaurants, and cultural attractions. Additionally, the property benefits from excellent transport links, making commuting and exploring the surrounding areas a breeze.

This terraced house is a fantastic opportunity for those looking to establish themselves in a vibrant community while enjoying the comforts of home. Don't miss the chance to view this property and envision the possibilities it holds for you.

### Ground floor

On the ground floor of this property is a kitchen/dining room and good sized sitting room, stairs to the first floor, from the kitchen/dining room you enter a small utility/hallway area and a downstairs WC there after, you can access the rear garden from the hallway/utility area, the property is neutrally decorated and gives you a blank canvas.

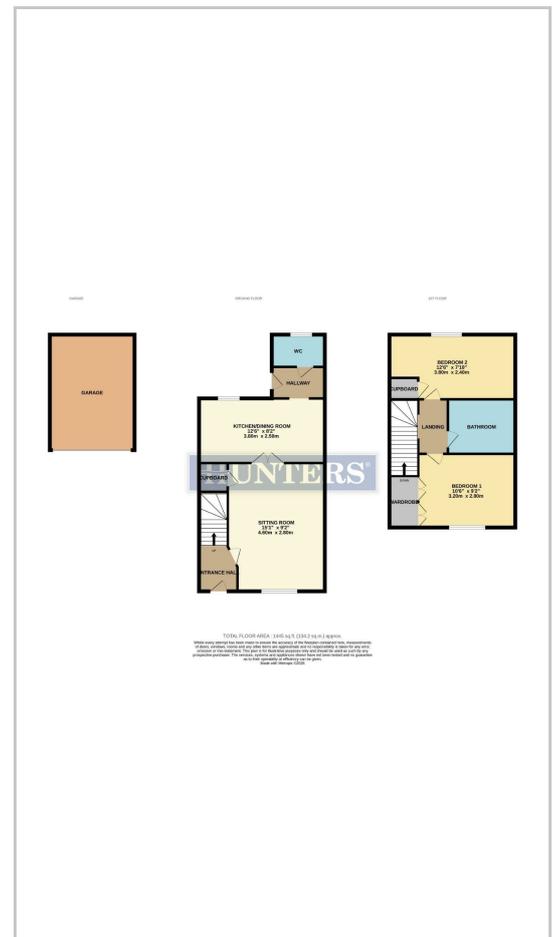
### The first floor

The first floor of this property boasts, two double bedrooms which are both of a good size plus a family bathroom, there is also access to the roof space, the family bathroom is well appointed and the upstairs of the property gives you family or investment options.

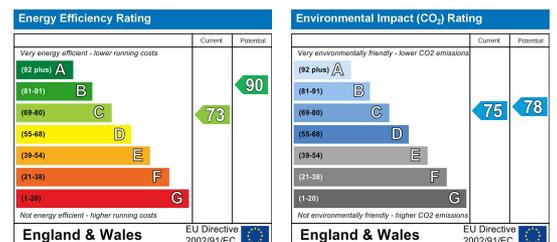
## Area Map



## Floor Plans



## 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.

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