

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Monks Road

Exeter, EX4 7BQ

Asking Price £275,000



Council Tax: B



# 152 Monks Road

Exeter, EX4 7BQ

Asking Price £275,000

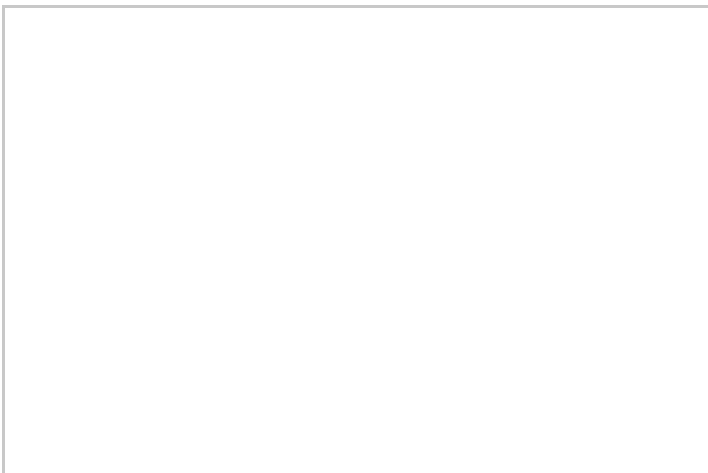


## Ground floor

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.



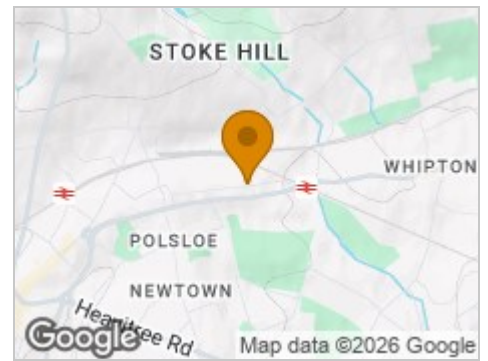
## Road Map



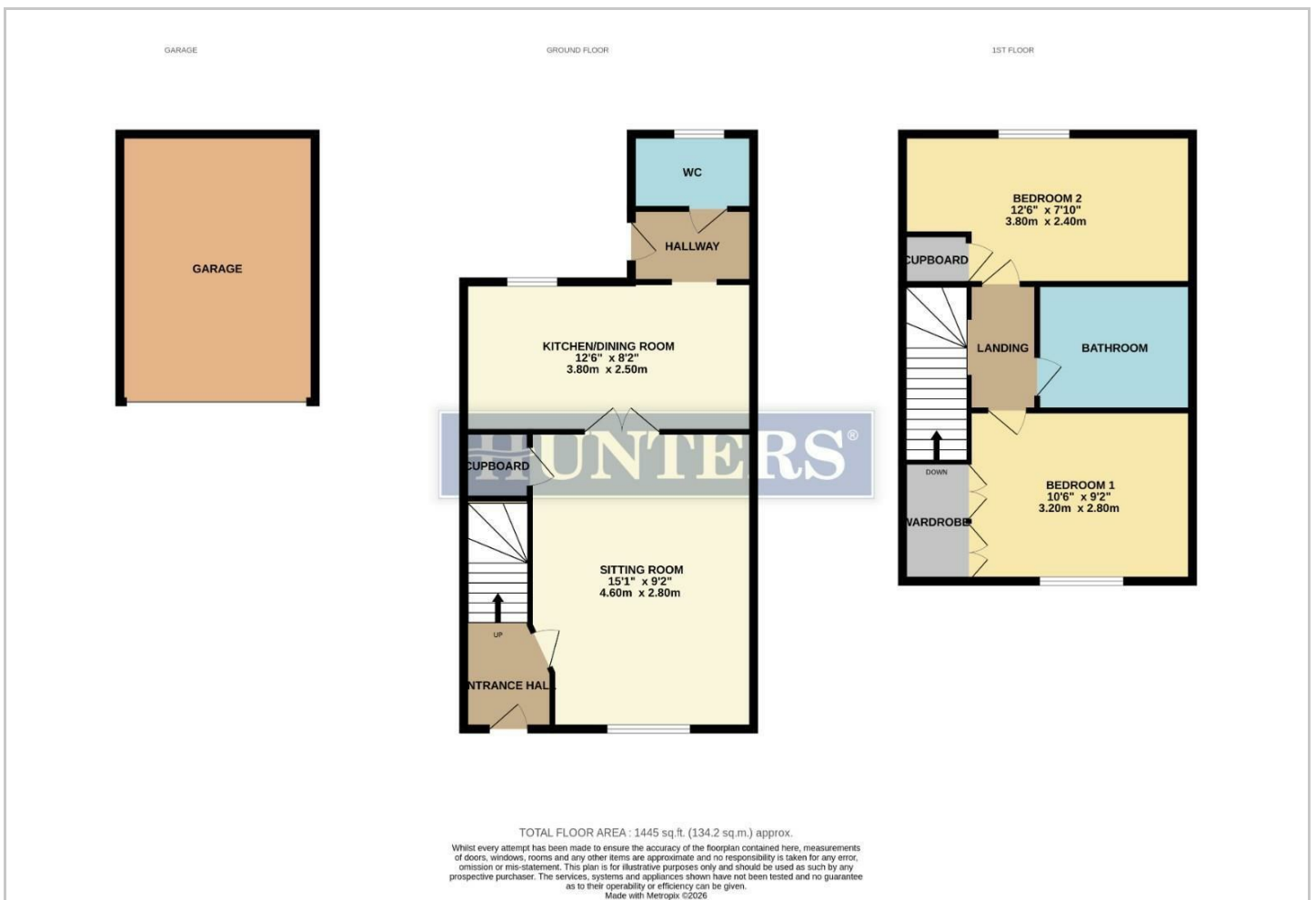
## Hybrid Map



## Terrain Map



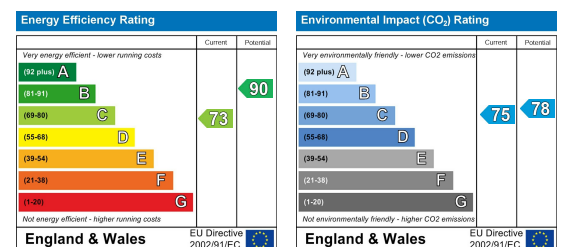
## Floor Plan



## 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.