

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Powderham Road

Exeter, EX2 9BS

Asking Price £300,000



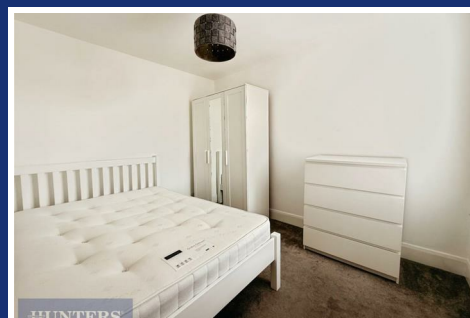
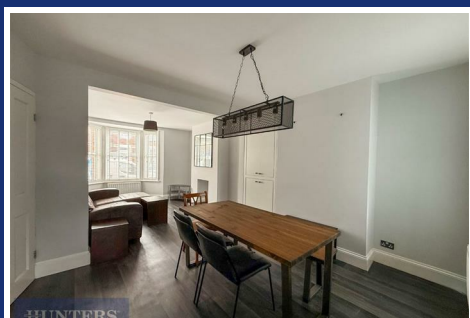
Council Tax: B



# 4 Powderham Road

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## Entrance hall

Door to the hallway

## Hallway

Stairs to the first floor, opening to the dining room.

## Living room

11'4" x 10'11" (3.47m x 3.33m)

Bay window to the front aspect, feature fire place, radiator opening to the dining room.

## Dining

12'0" x 10'7" (3.66m x 3.25m )

Built in storage cupboard, window to the rear aspect, radiator, door to the kitchen.

## Kitchen

8'8" x 12'11" (2.66m x 3.96m)

Door to the under stairs storage cupboard, window to the rear aspect, door and window to the side aspect (Sun room) roll top work surface, high and low level cupboards, built in induction hob, one and a half bowl sink and drainer, eye level oven, built in extractor fan, built in dish washer and washing machine.

## Sun room

Door to the rear garden.

## landing

Doors to all bedrooms, the family bathroom and access to the loft.

## Bathroom

7'8" x 5'5" (2.35m x 1.67m)

Partially obscured window to the side aspect, vanity unit housing the hand basin and low level WC, bath with shower.

## Master bedroom

13'7" x 10'6" (4.15m x 3.21m)

Bay window to the front aspect, feature fireplace, radiator.

## Bedroom two

10'7" x 9'3" (3.24m x 2.83m)

Window to the rear aspect, radiator.

## Bedroom three

8'9" x 5'1" (2.69m x 1.56m)

Window to the rear aspect, radiator.

## Outside

To the front of the property is a small enclosed garden surrounded by a low wall and metal gate.

To the rear of the property is a patioed fully enclosed garden with a gate giving access to a service lane, there is a wooden shed.

- \* Open house Saturday the 26th July between 10-12 o'clock \*
- Contemporary kitchen
- Modernised throughout
- Turn key ready
- Neutral and pristine
- period features
- Good location
- Lots of potential
- Sun room

Tel: 01392 340130



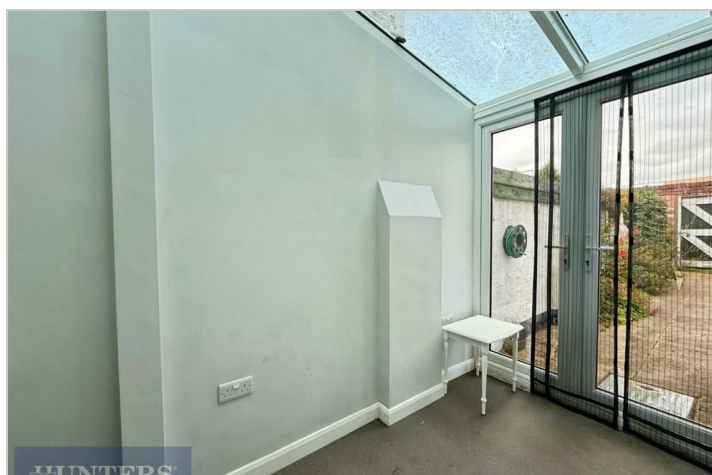
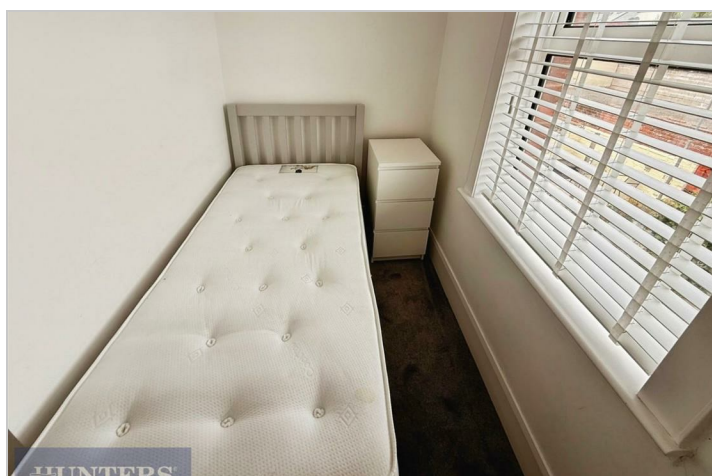
\* Open house Saturday the 26th July between 10-12 o'clock \* Nestled on the charming Powderham Road in Exeter, Devon, this beautifully modernised terraced house offers a perfect blend of contemporary living and period charm. With three well-proportioned bedrooms and a stylish bathroom, this property is ideal for families or professionals seeking a comfortable home.

As you enter, you are greeted by an open plan lounge and dining room that exudes a modern and clean aesthetic, making it a delightful space for both relaxation and entertaining. The sun room adds an extra touch of brightness, providing a lovely spot to enjoy your morning coffee or unwind after a long day.

The kitchen is fully modernised, featuring sleek finishes and ample storage, making it a joy for any home cook. The property retains some charming period features, which add character and warmth to the contemporary design.

Located in a desirable area, this home is conveniently close to local amenities, ensuring that shops, cafes, and parks are just a short stroll away. Additionally, excellent transport links make commuting to the city centre or beyond a breeze.

This turn-key ready property is perfect for those looking to move in without the hassle of renovations. With its blend of modern comforts and classic touches, this home on Powderham Road is not to be missed. Come and experience the charm and convenience for yourself.



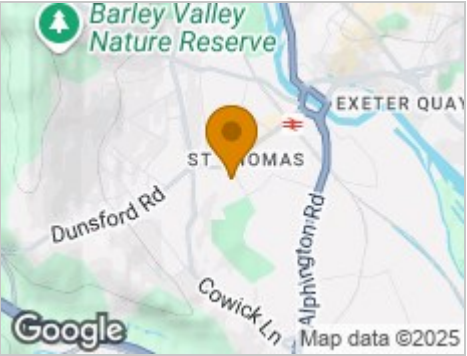
Road Map



Hybrid Map



Terrain Map



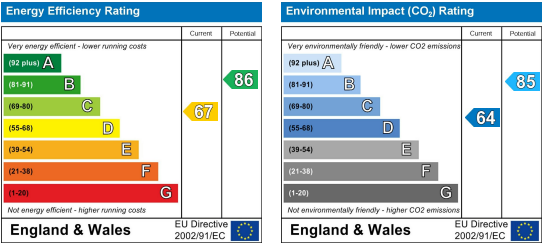
Floor Plan



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.