

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Grecian Way

EX2 5PF

Guide Price £465,000



Council Tax: E



# 18 Grecian Way

EX2 5PF

Guide Price £465,000



## Ground Floor

The ground floor of this property is set perfectly for family life, as you enter the front door to your right is the all essential ground floor WC, you are greeted by a nice hallway with understairs storage, on your left is a beautiful kitchen/breakfast room fully equipped for those lovely family meals or even entertaining should you wish, on the right the property opens to a wonderful, sitting room/dining room space with double doors that open directly to the lovely, fully enclosed rear garden with side access to the driveway and garage.

## First floor

On the first floor of this property are four well appointed bedrooms all of which are of a good size, the master bedroom has built in wardrobes to alleviate the need of organising freestanding furniture, there is a modern, fresh family shower room, all rooms and the landing are bright and airy, there is access to the loft space, this home is neutrally decorate throughout and has a modern feel, ready for a family to move straight in.

- MOTIVATED VENDORS
- GOOD ROOM SIZES
- CHAIN FREE
- OFF ROAD PARKING
- GOOD SIZED ENCLOSED GARDEN
- SOUGHT AFTER LOCATION
- GOOD TRANSPORT LINKS
- CLOSE TO LOCAL SCHOOLS

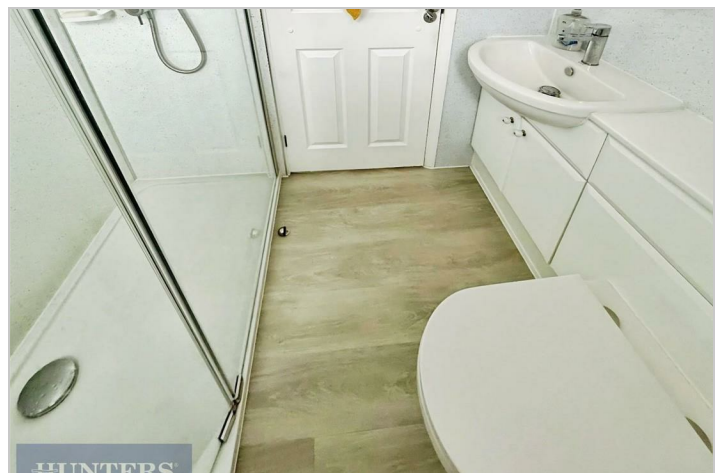
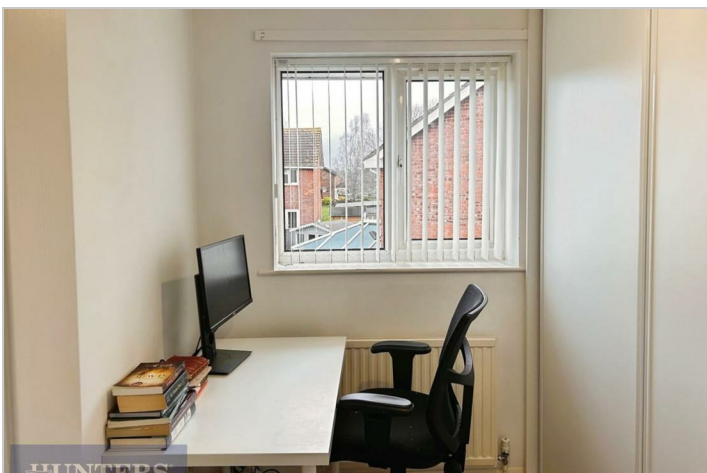
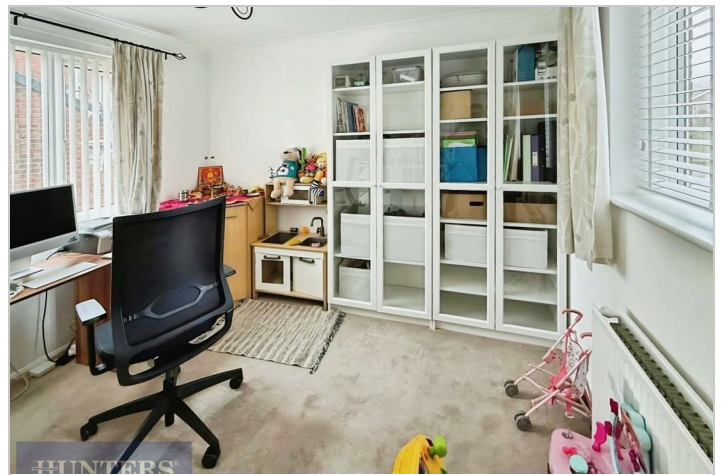


\* Guide price £465,000-£475,000 \* Situated on Grecian Way, this impressive detached house offers a wonderful opportunity for families seeking a spacious and comfortable home. With four generously sized bedrooms, this property is perfect for those who value space and flexibility. The two reception rooms provide ample room for both relaxation and entertaining, ensuring that family gatherings and social events can be enjoyed in style.

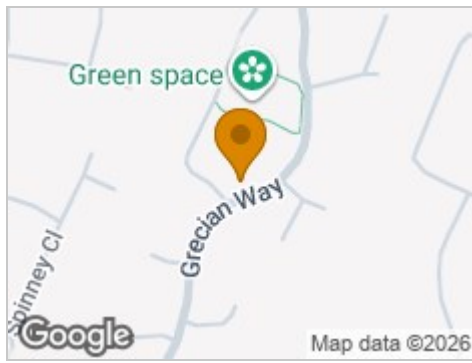
The property boasts a well-appointed bathroom and a garage, adding to the convenience of everyday living. Off-road parking for up to four vehicles is a significant advantage, making it easy for residents and guests alike. The enclosed rear garden is a delightful feature, providing a private outdoor space for children to play or for adults to unwind in the fresh air.

Located in a sought-after area, this home is close to local schools and amenities, making it an ideal choice for families. The good transport links ensure that commuting to nearby towns and cities is straightforward, enhancing the appeal of this property. The light and bright interiors are neutrally decorated, allowing for personal touches to be added with ease.

This chain-free property is being offered by motivated vendors, presenting a fantastic opportunity for prospective buyers. With its excellent room sizes and potential for further enhancement, this detached house on Grecian Way is not to be missed.



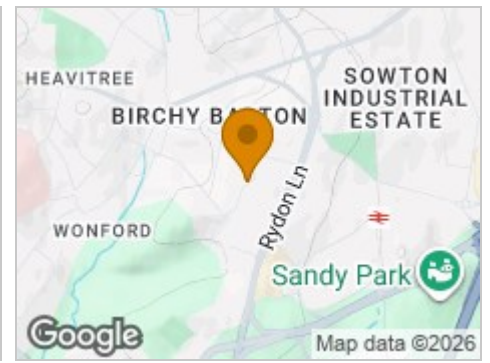
## Road Map



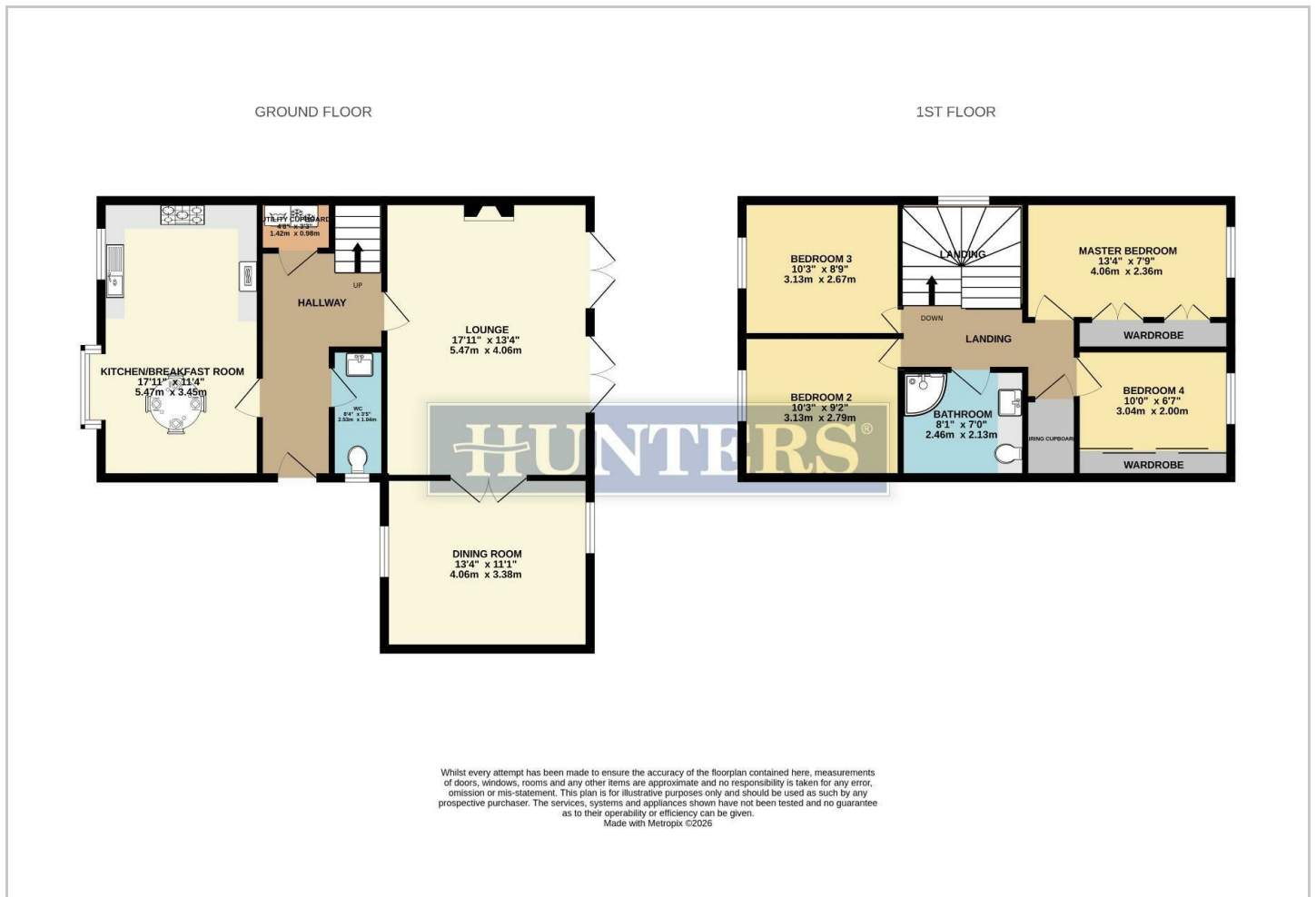
## Hybrid Map



## Terrain Map



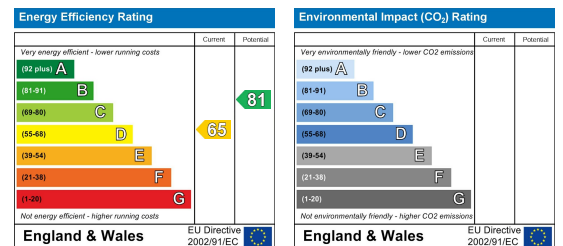
## Floor Plan



## 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.