

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Richmond Court

Exeter, EX4 3RA

Offers In The Region Of £210,000



Council Tax: B



# 40 Richmond Court

Exeter, EX4 3RA

Offers In The Region Of £210,000



## Communal area

From the communal front door, you proceed up the staircase until you reach the first floor where you will find the front door of the property.

## Lounge/kitchen/dining room

20'11" x 12'0" (6.38m x 3.66m)

New, modern and contemporary kitchen with built in fridge freezer, dishwasher and space/plumbing for a washing machine, along with a induction hob, oven and extractor fan, granite work surfaces, single bowl sink and drainer, window to the side aspect, a further window to the side aspect and a large window to the front aspect, space for a table to entertain, lounge area, radiator.

## Master bedroom

14'11" x 10'0" (4.57m x 3.05m)

Window to the rear aspect, door to the Ensuite, radiator.

## Ensuite

5'9" x 6'4" (1.76m x 1.95m)

Slightly obscured window to the side aspect, walk in shower, low level WC, hand basin, heated towel rail.

## Bedroom two

8'9" x 8'3" (2.69m x 2.54m )

Window to the front aspect, radiator.

## Family bathroom

5'9" x 8'3" (1.76m x 2.52m)

Bath with shower over, low level WC, hand basin.

- City centre location
- Modern contemporary kitchen
- Allocated parking
- Ideal investment
- Perfect first step on the ladder
- Turn key ready
- Good transport links
- Neutrally decorated throughout



Welcome to this charming house located in the desirable Richmond Court, Exeter. This modern property, built in 2007, offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers or savvy investors. Spanning 646 square feet, the home features an open-plan living area that is both inviting and functional, providing a wonderful space for relaxation and entertaining.

The upgraded kitchen is a highlight, designed with contemporary finishes that cater to the needs of today's lifestyle. With two generously sized double bedrooms, including a master ensuite, this home ensures ample space for both residents and guests. The two bathrooms add to the practicality of the layout, making morning routines a breeze.

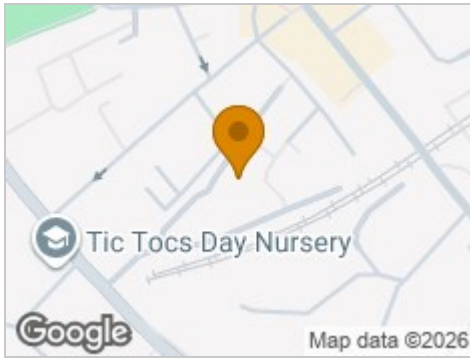
The property is neutrally decorated throughout, allowing for easy personalisation to suit your taste. Additionally, it boasts good storage options, ensuring that all your belongings can be neatly organised.

One of the standout features of this home is the private parking, a rare find in such a central location. Situated within walking distance to the city centre, you will have easy access to a variety of local amenities, shops, and restaurants. The excellent transport links further enhance the appeal, making commuting and exploring the surrounding areas effortless.

This turn-key ready home is a fantastic opportunity for those looking to settle in a vibrant community while enjoying the comforts of modern living. Don't miss your chance to make this delightful property your own.



## Road Map



## Hybrid Map

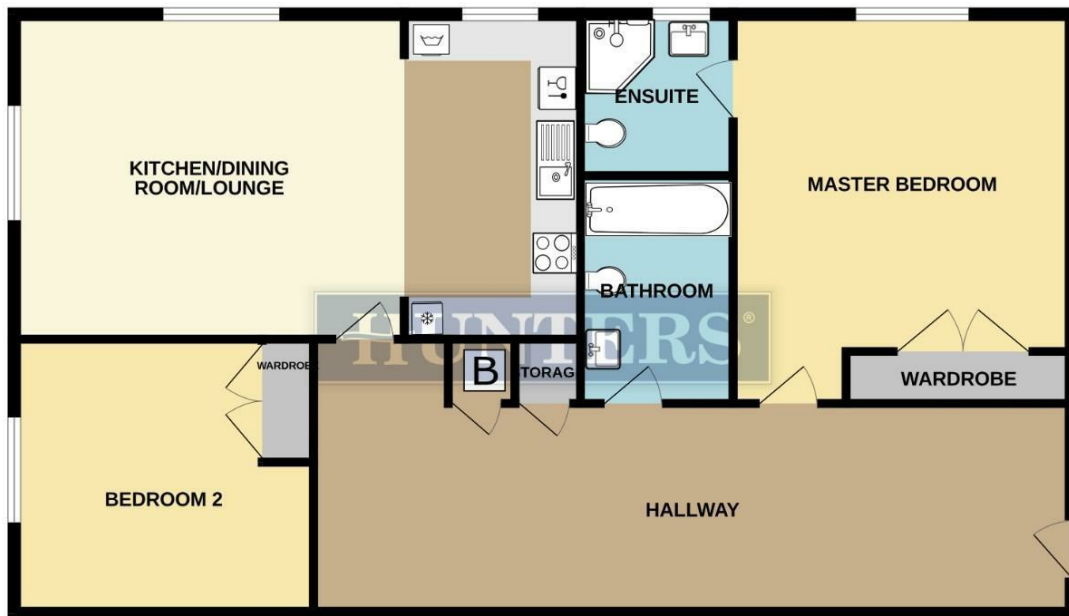


## Terrain Map



## Floor Plan

### GROUND FLOOR

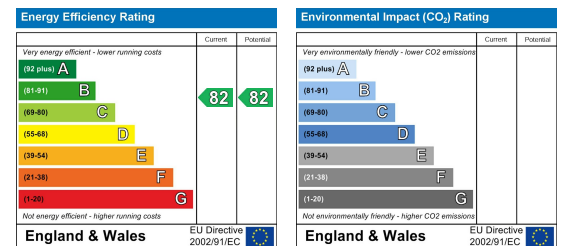


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.