

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Fowey Close

Exeter, EX1 2PY

Guide Price £290,000-£300,000



Council Tax: C



# 1 Fowey Close

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## Ground Floor

From the front door and hall way is a set of stairs leading to the first floor, there is a door to your right which gives access to the family sitting room, which then leads to the kitchen/dining room where there is plenty of workspace and room for white goods, from the kitchen/dining room you can access the rear garden which is decked and fully enclosed, there is a wooden shed that will be left.

## First Floor

On the first floor there are two double bedrooms and a single, plus a family bathroom all of which are light and bright, there is lots of storage and access to the property roof space, which is partially boarded.

- \* GUIDE PRICE £290,000-£300,000 \*
- GOOD TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES
- CLOSE TO CITY CENTRE
- ENCLOSED REAR GARDEN
- GOOD FAMILY HOME
- MOTIVATED VENDORS
- DOUBLE GAZED WINDOWS THROUGHOUT
- GAS CENTRAL HEATING
- OFF ROAD PARKING



\* GUIDE PRICE £290,000-£300,000 \* Welcome to this charming end-terrace house located on Fowey Close in Exeter. This delightful property boasts three well-proportioned bedrooms and a spacious reception room, making it an ideal family home or a promising investment opportunity.

As you enter, you will find a good-sized lounge that offers a comfortable space for relaxation and entertaining. The lovely kitchen/dining room provides a perfect setting for family meals and gatherings, with ample room for dining. and conversation. The property is neutrally decorated throughout, allowing you to easily add your personal touch.

Storage is plentiful, ensuring that you have space for all your belongings. The location is particularly advantageous, as it is within walking distance to the city centre, providing easy access to a variety of local amenities and excellent transport links and with off street parking the car can stay put.

With motivated vendors, this property presents a fantastic opportunity for those looking to settle in a vibrant area of Exeter. Whether you are a first-time buyer or seeking a family home, this end-terrace house is sure to meet your needs. Don't miss the chance to make this lovely property your own.



## Road Map



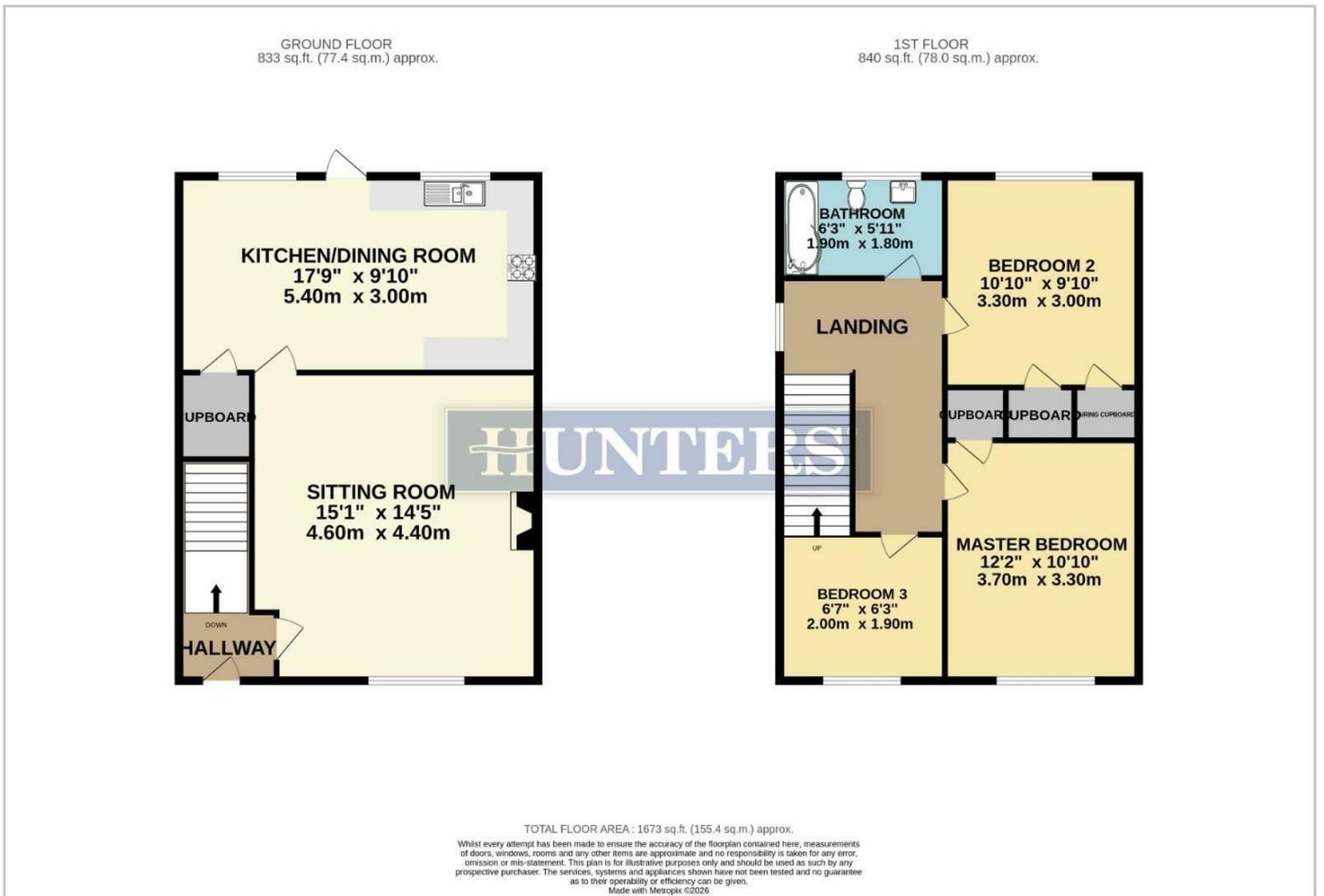
## Hybrid Map



## Terrain Map



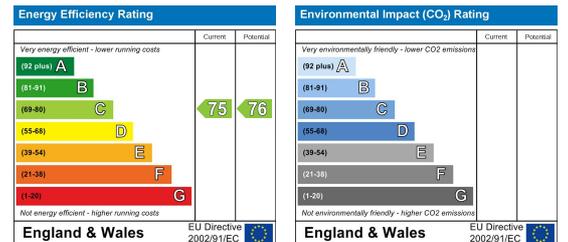
## Floor Plan



## 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.