

# HUNTERS®

HERE TO GET *you* THERE



## River Plate Road

Exeter, EX2 7FE

Offers Over £170,000



Council Tax: B





# 45 River Plate Road

Exeter, EX2 7FE

Offers Over £170,000



Situated on River Plate Road in the vibrant city of Exeter, this charming two-bedroom apartment offers a perfect blend of modern living and convenience. Built in 2010, the property spans 636 square feet and features a well-designed layout that maximises space and light.

Upon entering, you will find a comfortable reception room that flows seamlessly into a modern kitchen, ideal for both entertaining and everyday living. The property boasts a stylish bathroom and a master bedroom that includes a delightful Juliette balcony, providing a lovely spot to enjoy the fresh air and views.

This home is neutrally decorated throughout, allowing you to easily personalise the space to your taste. Additionally, the property benefits from a private parking space, a valuable asset in this bustling area.

Located close to local amenities, you will find shops, cafes, and parks just a short stroll away. The excellent transport links make commuting a breeze, whether you are heading into the city centre or further afield.

This property represents a fantastic opportunity for first-time buyers looking to step onto the property ladder or for investors seeking a good investment in a desirable location. With no onward chain, this home is ready for you to move in and enjoy. Don't miss the chance to make this lovely apartment your new home.

- Open plan living
- Great investment/first time purchase
- Modern kitchen
- Modern bathroom
- Neutrally decorated

- Chain free
- Two double bedrooms
- Close to local amenities
- Good transport links
- Good residential location



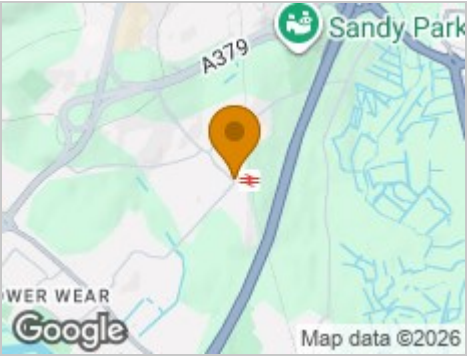
Road Map



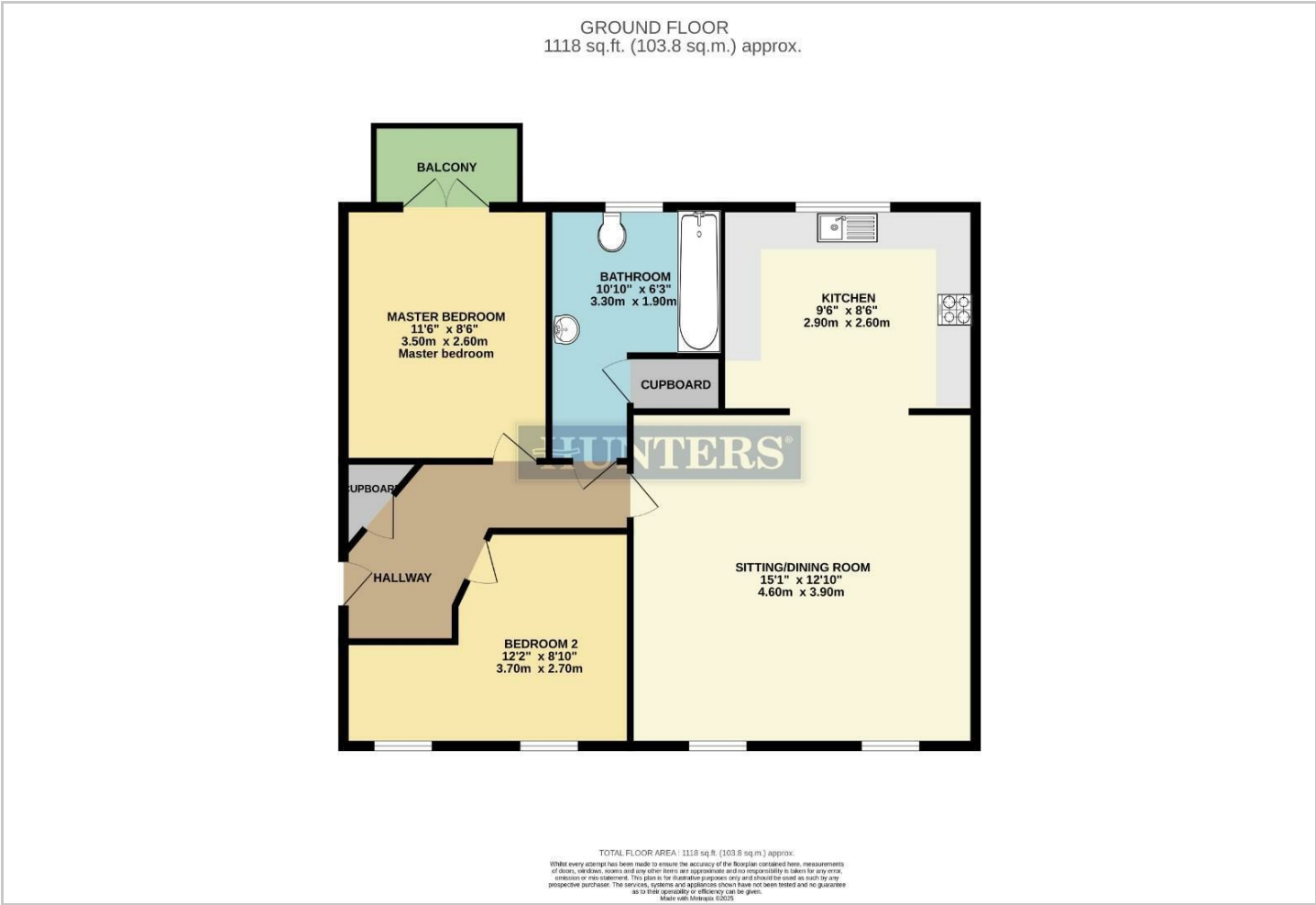
Hybrid Map



Terrain Map



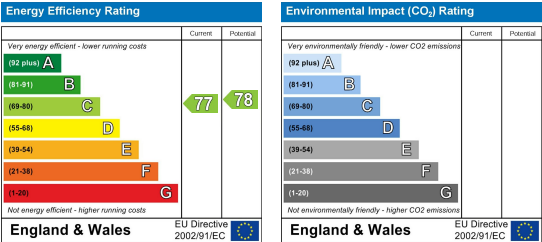
Floor Plan



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.