



## Prospect Park

Exeter, EX4 6NA

Asking Price £695,500



Council Tax: D



# 25 Prospect Park

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## Entrance vestibule

Stain glass window to side, patterned tiled flooring, space for shoes and coats and door to:

## Entrance hall

Original wood flooring, feature radiator, under stairs storage, doors to downstairs rooms and stairs to first floor.

## Living room

15'4" x 11'3" (4.68 x 3.44)

Bay window to front, original wood flooring, feature wood burner and shelves built into alcoves.

## Study/ bedroom five

9'5" x 8'6" (2.86 x 2.58)

Window to front, built in book storage, radiator

## WC

3'8" x 8'10" (1.12m x 2.71m)

With WC and hand wash basin, two windows, one to the rear and one to the side, space and plumbing for washing machine and dryer over.

## Kitchen/ dining room

27'7" x 9'6" (8.42 x 2.89)

Open plan living space, with white gloss matching kitchen units, with a range of drawers and cupboards, integrated hob with oven below - extractor, solid wood worktops, integrated dishwasher, fitted belfast style sink, patterned tiled splash back, space for free standing fridge freezer.

DINING AREA having tiled flooring, two skylights, window to side, full length radiator and archway opening to office space.

## Office/ Studio

8'3" x 8'3" (2.53m x 2.54m)

Window to rear, radiator, tiled floor and door to rear garden.

## Half landing

This area was a huge selling feature for the current owner, a window seat with built in book shelves provides a wonderful bright space for reading, relaxing or catching up with loved ones.

## Family bathroom

8'7" x 9'4" (2.63m x 2.87m)

Ample size bathroom with gorgeous free standing feature bath.

## Landing

Doors to bedrooms, bathroom and stairs to top floor.

## Bedroom four

13'1" x 9'5" (3.98 x 2.88)

Window to rear, radiator, original wood flooring and radiator.

## Bedroom three

15'4" x 11'3" (4.67 x 3.43)

Window to front, radiator, wood flooring and shelving built into the alcove.

## Half landing

## Wet room

5'9" x 4'4" (1.77m x 1.33m )

Fully tiled wet room with rainfall shower, low level WC

## Landing

Doors to bedroom one and two.

## Bedroom one

15'7" x 11'4" (4.74 x 3.45)

Window to front, radiator and original wood flooring.

## Bedroom two

12'6" x 12'6" (3.82 x 3.8)

Window to rear, radiator and solid wood flooring.

## Outside

### FRONT

To the front of the house there is gated access to the front and side garden which has mature shrubbery and plants. along with a new garden shed, A path that gives access to the front door and gated side access, The property also boasts a 3.8kw PV solar array that are owned outright.

### REAR

To the rear of the house there is a generous garden which has a level lawn area ideal for active children, a patio area and a further undercover area which could be utilized as a further dining area or double gates giving access to the service lane means you can use this for off road parking for two cars, there is a sunken pond and a shed in the side garden with light and power. Bi fold doors from the garden to Annex.

## Annex

Bi fold doors lead into the kitchen area with slate tile flooring, space for dining table and kitchen area. A hatch in the kitchen floor leads to a cellar that would be the ideal temperature to store wine. There are floor to ceiling storage cupboards with sliding doors housing the washing machine and space for hanging clothes. Steps down to a living space with window to the side, wood flooring and radiator. Door leading to a modern wet room with rainfall shower. A ladder staircase from the main living space gives access to the 'pod' style sleeping chamber.

## Agents notes

The annex would work extremely well for multi generational living or as a wonderful investment.



## Road Map



## Hybrid Map

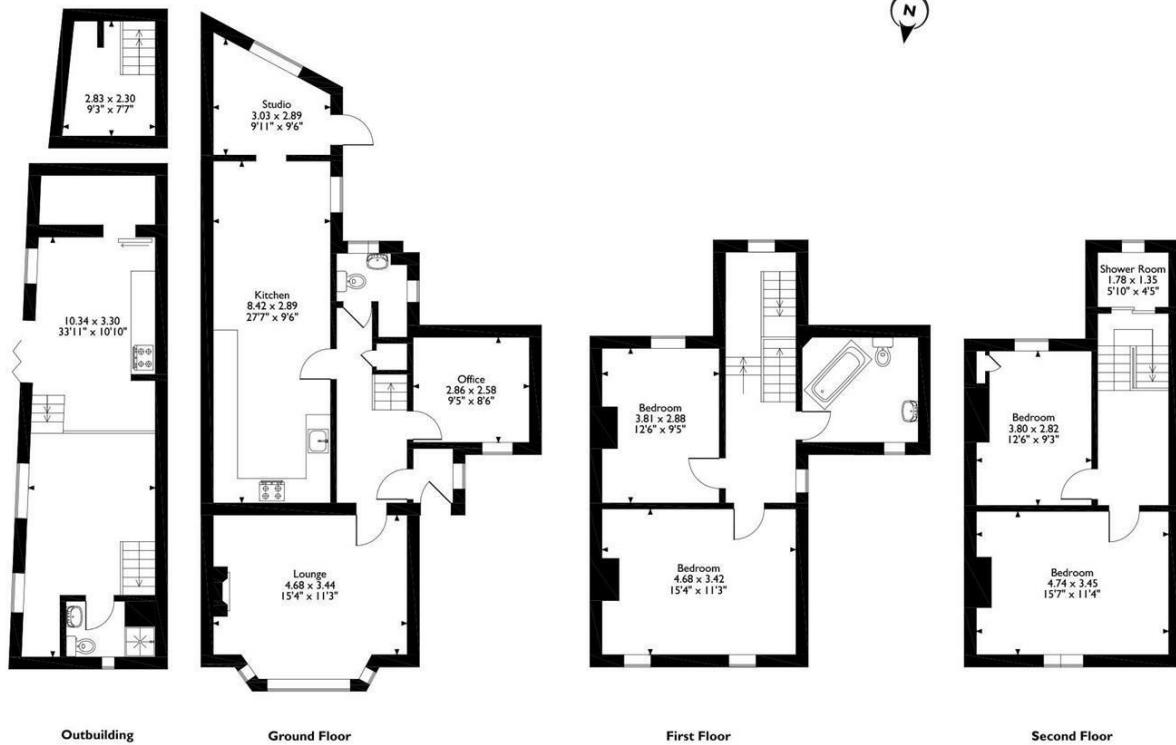


## Terrain Map



## Floor Plan

### 25 Prospect Park, Exeter, Devon

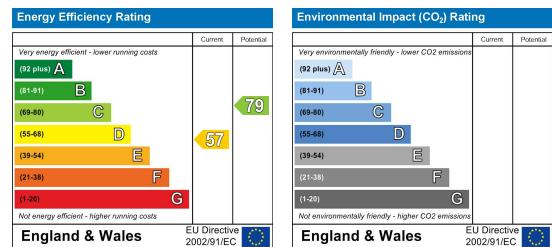


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## 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.