

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Round Table Meet

Exeter, EX4 8LG

Guide Price £250,000



Council Tax: B





# 131 Round Table Meet

Exeter, EX4 8LG

Guide Price £250,000



\* Guide price £250,000-£260,000 \* Situated in the desirable area of Round Table Meet, Exeter, this charming house presents an excellent opportunity for both first-time buyers and investors alike. The property features a spacious reception room that offers a comfortable space for relaxation and entertaining. With two well-proportioned bedrooms, this home is ideal for small families or those seeking extra room for guests or a home office.

The modern kitchen and dining area provide a practical and stylish space for meal preparation and family gatherings. The addition of a conservatory enhances the living space, allowing for an abundance of natural light and a pleasant view of the low-maintenance enclosed rear garden, perfect for outdoor enjoyment without the hassle of extensive upkeep.

Parking is made easy with off-road space for one vehicle, a valuable asset in this residential location. The property is conveniently close to local amenities, ensuring that shops, cafes, and essential services are just a short distance away. Furthermore, excellent transport links and proximity to local schools make this home particularly appealing for families.

This property represents a fantastic opportunity to step onto the property ladder or to add to your investment portfolio. With its blend of modern features and a prime location, it is sure to attract interest from a variety of buyers. Don't miss the chance to view this delightful home in Exeter.

This property consists of a lounge/dinner, kitchen/breakfast room, conservatory, two double bedrooms and a family bathroom, with good storage and a modern look, why not make this your new family home.

- \* Guide price £250,000-£260,000 \*
- Good residential location
- Close to local amenities
- Good transport links
- Two double bedrooms
- Conservatory

- Off road parking
- Great investment or first step on the property ladder
- Close to local schools
- Enclosed garden





Road Map



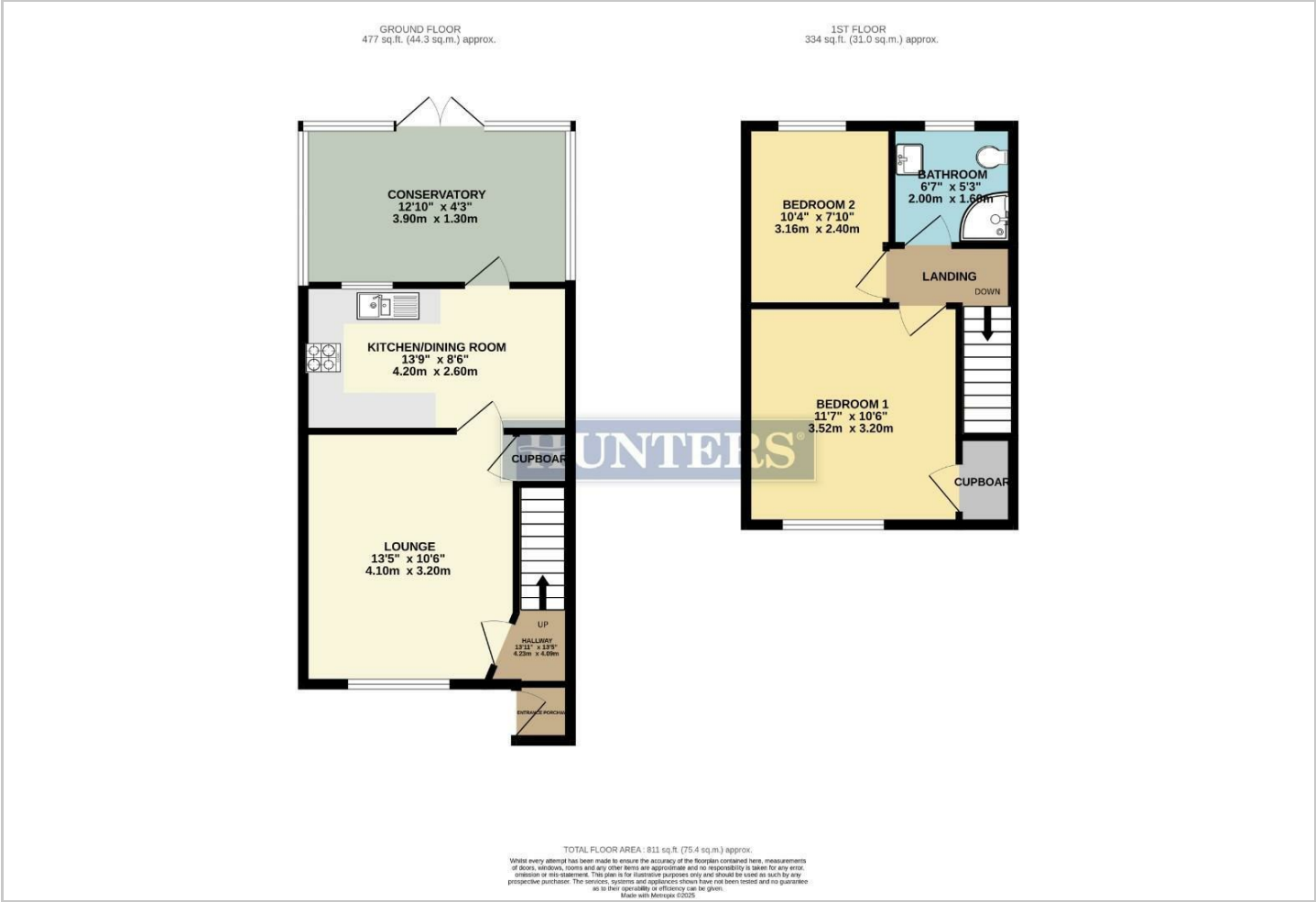
Hybrid Map



Terrain Map



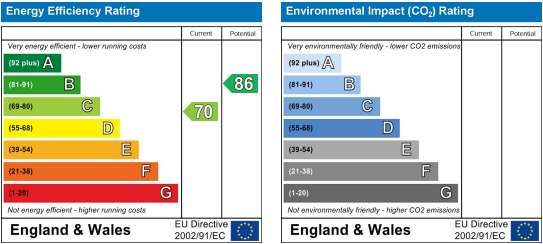
Floor Plan



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.