

HUNTERS®

HERE TO GET *you* THERE



Clover Avenue

Exeter, EX4 2PU

Guide Price £325,000



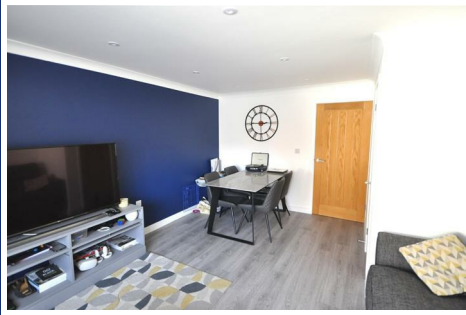
Council Tax: C



5 Clover Avenue

Exeter, EX4 2PU

Guide Price £325,000



Hallway

Doors to the WC, kitchen, sitting room/ dining room and a storage cupboard.

WC

5'10" x 2'9" (1.79m x 0.86m)

Partially obscured window to the front aspect, hand basin and vanity unit, low level WC.

Kitchen

6'2" x 11'10" (1.90m x 3.63m)

Beautifully modern and sleek low and high level cupboards, granite work surfaces, breakfast seating area, window to the front aspect, built in induction hob, extractor and oven, built in fridge freezer, washing machine and dish washer, one and a half bowl sink and drainer, this kitchen wants for nothing and boasts contemporary mixed with quality.

Sitting room/ dining room

17'10" x 12'10" (5.44m x 3.92m)

Door to a storage cupboard, double doors leading to the rear garden, radiator, space for a dining table.

Landing

Doors to bedrooms two and three, door to the family bathroom

Bedroom two

12'10" x 8'4" (3.93m x 2.55m)

wo windows to the front aspect, radiator.

Bedroom three

10'6" x 12'11" (3.21m x 3.94m)

Window to the rear aspect, radiator.

Bathroom

6'3" x 6'1" (1.93m x 1.87m)

Beautiful modern bathroom, hand basin and vanity unit with granite counter top, low level WC, bath with shower over, radiator, the bathroom is a sleek and modern haven.

Partial landing

Doors to the master bedroom and En-suite.

Master bedroom

12'9" x 12'6" (3.91m x 3.83m)

Velux window to the front aspect, slim line chrome radiator, door to the dressing room

Dressing room

9'8" x 3'4" (2.97m x 1.04m)

Door to a cupboard housing the water tank, rails for clothing and units for storage.

En-suite

8'2" x 6'6" (2.49m x 2.00m)

Velux window to the rear aspect, vanity unit housing a hand basin, insulated cork flooring, anti condensation mirror with light, large walk in shower with rain forest attachment, radiator, the whole En-suite is modern and very well appointed.

Outside

To the front of the property is a pathway that leads to the main public footpath intern this leads to the garage and allocated parking space, there is also access to the rear garden via a gate, the garage benefits from lighting and electric, access via an up and over door.

To the rear of the property is a fully enclosed garden that is decked, there are steps to the gate allowing access to the front of the property.

Tel: 01392 340130

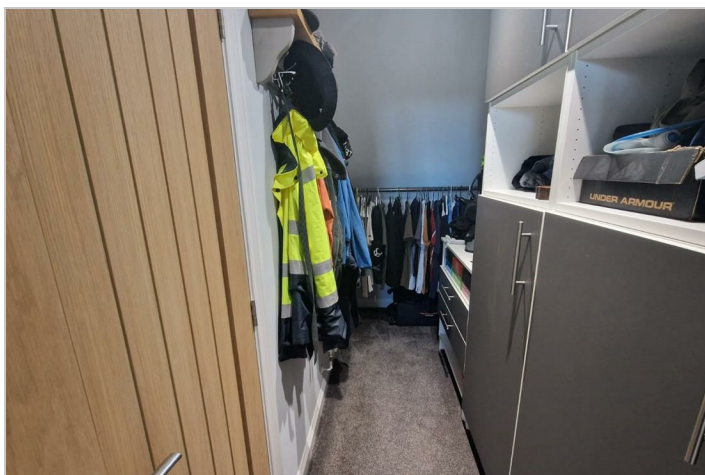
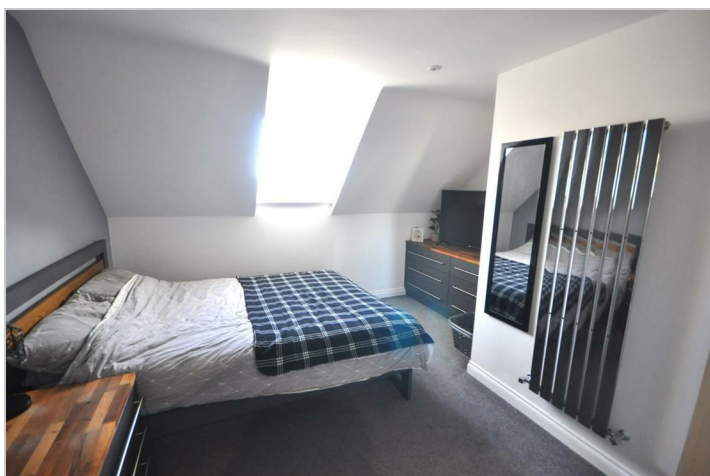
*Guide Price £325,000-£350,000 * Motivated Vendor * Welcome to Clover Avenue, Exeter - a charming end terrace house that is sure to impress! This delightful property boasts three generously sized bedrooms, perfect for a growing family or those in need of extra space. The master bedroom even features an en-suite bathroom and a dressing room, adding a touch of luxury to your everyday life.

Built in 2004, this house offers a modern feel with high-spec finishes throughout, ensuring both style and comfort. With 1,195 sq ft of living space, you'll find that this home is surprisingly spacious, providing ample room for all your needs.

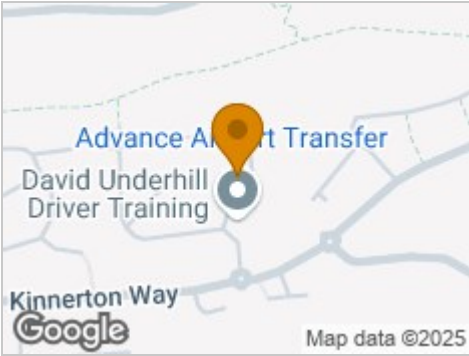
Situated in a prime location, you'll enjoy the convenience of being close to amenities and excellent transport links, making your daily commute a breeze. Additionally, the property comes with a garage and parking, offering you the convenience of off-street parking in this sought-after area.

From the moment you step inside, you'll be captivated by the beauty that radiates throughout this house. With its well-maintained interior and attractive features, this property is truly a must-see for anyone looking for their dream home.

Don't miss out on the opportunity to make this beautiful house your own - schedule a viewing today and envision the possibilities that await you at Clover Avenue!



Road Map



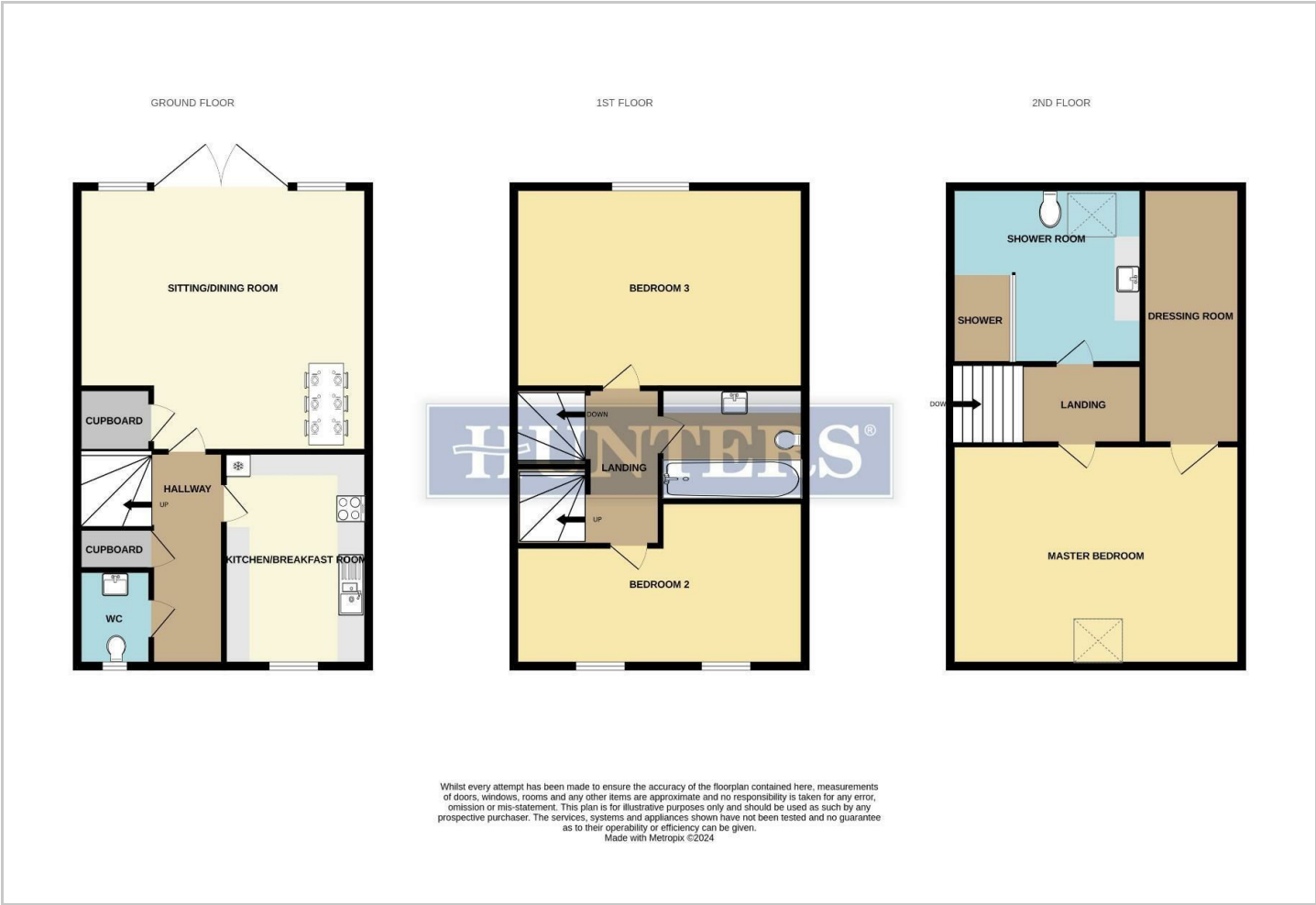
Hybrid Map



Terrain Map



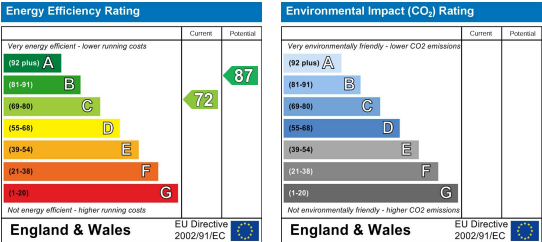
Floor Plan



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.