

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## East John Walk

Exeter, EX1 2EP

Guide Price £250,000



Council Tax: B





# 50 East John Walk

Exeter, EX1 2EP

Guide Price £250,000



## ENTRANCE HALL

Entrance door, ceiling mounted smoke alarm, stairs to first floor, cupboard housing consumer unit and electricity meter, under stairs cupboard housing gas meter and additional storage, wall mounted radiator

## LIVING ROOM

9'10" (into alcove) x 9'8" (3 (into alcove) x 2.94)  
uPVC window to front aspect, wall mounted radiator, telephone points, TV points

## DINING ROOM

10'4" x 9'11" (3.16 x 3.02)  
uPVC window to rear aspect, feature fire place with wooden surround, wall mounted radiator

## KITCHEN

14'1" x 5'8" (4.29 x 1.73)  
Matching range of wall and base units with marble effect work surface over, space and plumbed for washing machine, space for oven, space for fridge freezer, wall mounted radiator, uPVC window to rear aspect, door to rear yard, Belfast sink with mixer tap over set into wooden worktop

## LANDING

Loft hatch, wall mounted smoke alarm

## BEDROOM ONE

15'5" (into alcove) x 9'7" (4.7 (into alcove) x 2.92)  
uPVC window to front aspect, wall mounted radiator

## BEDROOM TWO

8'5" (into alcove) x 10'2" (2.57 (into alcove) x 3.10)  
uPVC window to rear aspect, wall mounted radiator, fire place with surround, wall mounted gas fired combination boiler

## BATHROOM

7'7" x 6'7" (2.3 x 2)

Matching suite comprising wash hand basin and pedestal, low level WC, bath with electric shower over and shower screen, obscure uPVC window to rear aspect, wall mounted radiator

## COURTYARD GARDEN

Enclosed courtyard garden, mainly wooden decked

- GUIDE PRICE £250,000 - £260,000
- CHAIN FREE
- TWO BEDROOM TERRACE
- LOCATED IN NEWTOWN
- COURTYARD GARDEN
- 2 RECEPTIONS
- uPVC DOUBLING GLAZING
- GAS FIRED CENTRAL HEATING
- EPC RATING: D

Step inside this charming terraced property, perfect for couples looking for a cozy home! Situated in the Newtown area on a pedestrianised street, a vibrant community, conveniently close to the city centre offering great access to the local amenities, this lovely house offers two bedrooms, ideal for a couple or guests.

The property boasts two reception rooms, one of which features a beautiful feature fireplace, adding character to the space. The galley-style kitchen provides a practical layout for preparing meals and providing access to the garden.

With an EPC rating of D and council tax band B, this home offers both comfort and affordability.

Whether you're relaxing in one of the reception rooms or gathering outside in the courtyard garden with your loved ones, this property exudes a welcoming atmosphere.

Don't miss the opportunity to make this delightful terraced house your own. Contact us today to arrange a viewing and envision yourself living in this cozy and inviting home!



Road Map



Hybrid Map



Terrain Map



Floor Plan



FLOOR 1



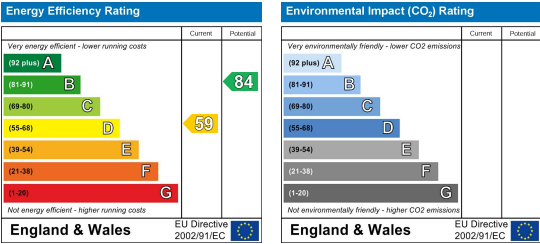
FLOOR 2



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.