

# HUNTERS®

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## Lewis Crescent

Exeter, EX2 7TD

Guide Price £325,000



Council Tax: D



# 59 Lewis Crescent

Exeter, EX2 7TD

Guide Price £325,000



## Entrance hall

Door to WC, Stairs to the first floor, door to the lounge/dining room

## Lounge

19'9" x 9'10" (6.02m x 3.00)

Door to the kitchen, radiator, doors to the conservatory

## Kitchen

8'0" x 9'5" (2.46m x 2.89m)

High and low level cupboards, roll top work surfaces, single bowl sink and drainer, window to the rear aspect, gas hob, oven and extractor, door to the utility.

## Utility

8'1" x 7'4" (2.47m x 2.24m)

Plumbing for a washing machine, space for a fridge freezer, low level cupboards and roll top work surface, door to the office.

## Conservatory

8'8" x 10'2" (2.66m x 3.10m )

Space for a dining table, doors to the rear aspect.

## Office

8'2" x 8'7" (2.51m x 2.62m )

Double doors to the front aspect.

## WC

2'10" x 4'7" (0.87m x 1.41m)

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

## Landing

Doors to all rooms, access to the roof space.

## Family bathroom

6'7" x 6'1" (2.02m x 1.87m)

Partially obscured window to the front aspect, bath with shower over, low level WC, hand basin, vanity unit.

## Master bedroom

12'0" x 8'3" (3.66m x 2.54m )

Window to the rear aspect, radiator, door to the En-suite, built in wardrobes.

## En-suite

8'1" x 4'9" (2.48m x 1.46)

Walk in shower, low level WC, hand basin.

## Bedroom two

11'9" x 8'1" (3.60m x 2.48m)

Window to the front aspect, radiator.

## Bedroom three

8'2" x 8'8" (2.51m x 2.66m)

Window to the rear aspect, built in wardrobe, radiator.

## Outside

To the front of the property is off road parking for several cars, the front garden is laid to stone chippings there are mature shrubs and a tree.

To the rear of the property is a fully enclosed garden with a decked area and several patio areas for entertaining, there are also stone chippings and a storage shed.

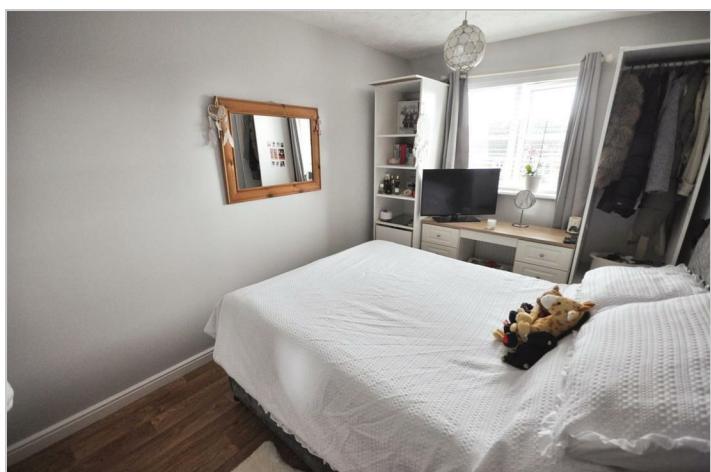
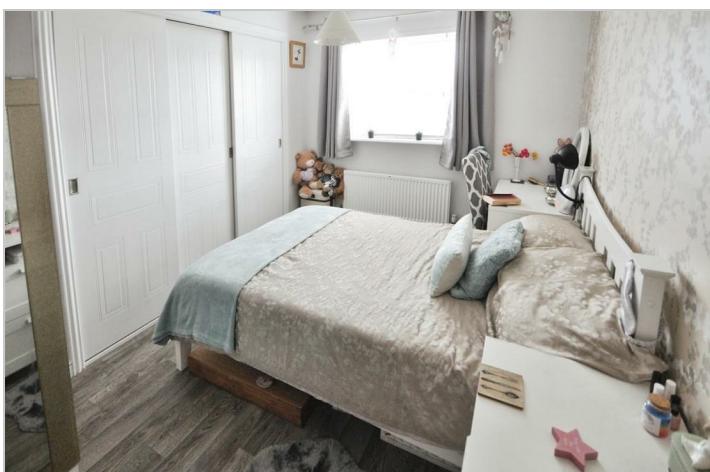
\* Guide price £325,000-£335,000 \* Nestled in the desirable Lewis Crescent area of Exeter, this charming house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, including a master suite with an en-suite bathroom, this property is ideal for families or professionals seeking a spacious home.

The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. The modern kitchen is a highlight, equipped with contemporary fittings that make cooking a delight. Additionally, the property features two bathrooms, ensuring that morning routines run smoothly for everyone.

For those who require a dedicated workspace, the inclusion of an office space is a significant advantage, allowing for productivity in the comfort of your own home. The property also benefits from off-road parking for two vehicles, a valuable asset in this bustling area.

The enclosed garden is a lovely outdoor space, perfect for enjoying sunny days or hosting gatherings with friends and family. The location is particularly appealing, as it is close to local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away. Furthermore, excellent transport links make commuting to nearby areas straightforward and efficient.

In summary, this delightful house on Lewis Crescent presents an excellent opportunity for those looking to settle in a vibrant community while enjoying modern comforts and ample space. Don't miss the chance to make this wonderful property your new home.



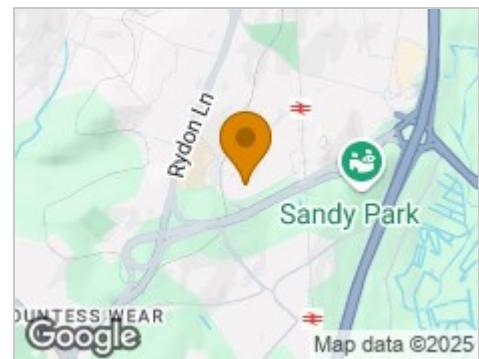
## Road Map



## Hybrid Map



## Terrain Map



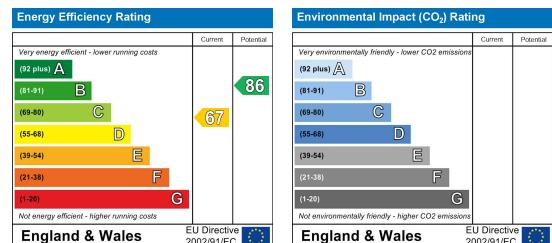
## Floor Plan



## 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.