

# HUNTERS®

HERE TO GET *you* THERE



HUNTERS®

Fore Street

Exeter, EX4 3JQ

Asking Price £220,000



Council Tax: A



HUNTERS®

HUNTERS®

# 122 Fore Street

Exeter, EX4 3JQ

Asking Price £220,000



Perfect Air B&B opportunity. Nestled in the heart of Exeter on Fore Street, this charming end-terrace cottage presents a unique opportunity for first-time buyers and investors alike. With its two well-proportioned bedrooms and a modern bathroom, this property is both practical and inviting. The open-plan layout of the reception room and kitchen creates a spacious and airy atmosphere, perfect for entertaining or simply enjoying a quiet evening at home.

The house has been wonderfully decorated, showcasing a blend of contemporary style and comfort. The modern kitchen is equipped with all the essentials, making it a delightful space for culinary enthusiasts. Additionally, the property boasts secure outside space, providing a private retreat in the bustling city centre.

Being chain-free and freehold, this hidden gem offers a hassle-free purchase experience. Its prime location means you are just a stone's throw away from the vibrant amenities of Exeter, making it ideal for those who appreciate city living. Whether you are looking to make this your first home or seeking a lucrative investment opportunity, this property is sure to impress. Don't miss the chance to own a piece of Exeter's charm in this beautifully presented house.

## Ground Floor

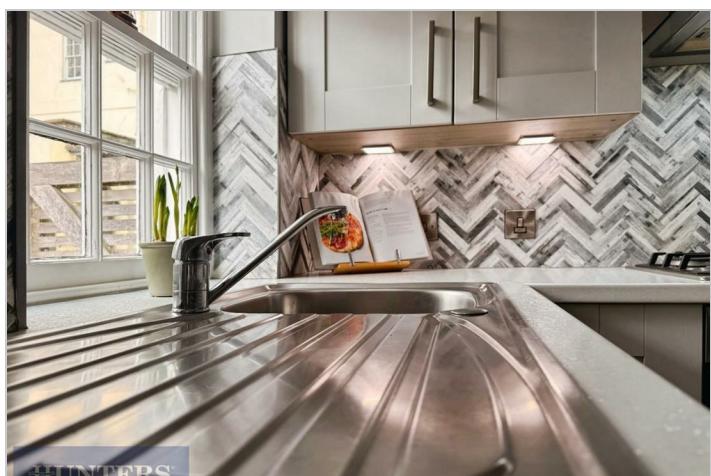
As you enter this hidden little gem you are greeted by an exceptional standard of décor, this property has been loved and looked after in all senses, the ground floor has an open plan layout with a lounge/dining room which leads seamlessly to a very smart and sleek kitchen featuring a built in washing machine and fridge freezer all of which are decorated neutrally and to a high standard, there is a door that leads to a well appointed bathroom with a walk in shower and modern touches, there is also a large storage cupboard and stairs to the first floor.

## First Floor

On the first floor there are two bedrooms, a single and double both with windows that picture frame far reaching views, the double bedroom has a built in wardrobe and there is further storage at the top of the stairs.



- UNIQUE
- CITY CENTRE LOCATION
- HIDDEN GEM
- PERFECT AIR B&B
- FREEHOLD
- BEAUTIFULLY PRESENTED
- SECURE ENCLOSED GARDEN
- CHAIN FREE



## Road Map



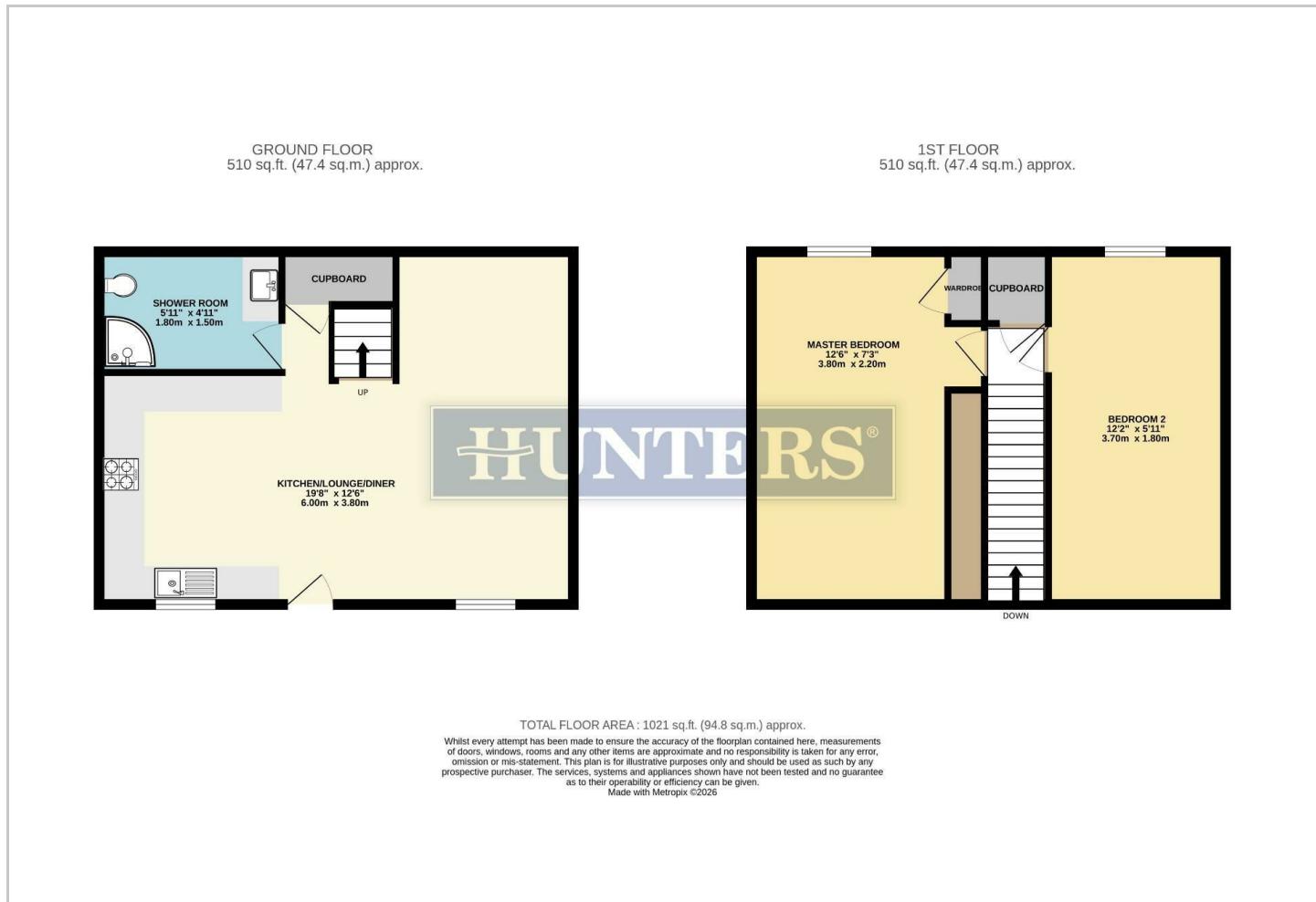
## Hybrid Map



## Terrain Map



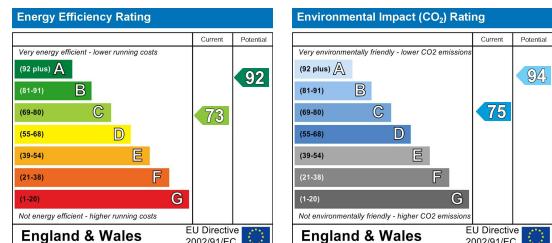
## Floor Plan



## 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.