

# HUNTERS®

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## Sussex Close

Exeter, EX4 1LP

Asking Price £425,000



Council Tax: E





# 2 Sussex Close

Exeter, EX4 1LP

Asking Price £425,000



## Porch

Opening to the hallway.

## Hallway

Stairs to the first floor, doors to all ground floor rooms, radiator.

## Lounge

11'9" x 13'8" (3.60m x 4.17m)

Feature fire place, double doors to the rear garden, radiator.

## Kitchen

10'10" x 9'10" (3.32m x 3.01m)

Window to the rear aspect, door to the rear garden, high and low level cupboards, roll top work surfaces, breakfast bar.

## Bedroom three

10'10" x 7'10" (3.31m x 2.40m)

Window to the front aspect, radiator.

## Bathroom

6'9" x 6'11" (2.08m x 2.12m)

Slightly obscured window to the rear aspect, bath with shower over, low level WC and hand basin.

## Bedroom two

11'10" x 10'10" (3.61m x 3.32m)

Window to the front aspect radiator.

## Landing

Doors to all upstairs rooms, sky light to the front aspect.

## Master bedroom

16'11" x 15'4" (5.18m x 4.69m)

Large window to the rear aspect with far reaching

views, two doors to a built in wardrobe/storage cupboard, with further eves storage, radiator.

## Bathroom

5'8" x 13'1" (1.74m x 4.01m)

Slightly obscured window to the side aspect, walk in shower, low level WC, hand basin.

## Outside

To the front of the property is a driveway giving off road parking for at least one car, in turn this leads to the up and over garage door, there are two pathways that lead to the front door of the property which is situated to the right of the property, the front garden has mature shrubs an area laid to lawn and is surrounded by a low wall and mature hedge.

To the rear of the property is a good sized easterly facing garden which is fully enclosed there are multiple outbuildings along with a greenhouse, directly from the lounge and kitchen doors is access to a wrap around patio area, there is also another outbuilding there are steps that lead to the main part of the garden which is laid to lawn, there are mature shrubs and trees.

## Garage 2.59m x 4.42m

Up and over door, lightening and electricity.

## 2 Sussex Close, EX4 1LP

We are acting in the sale of the above property and have received an offer of £400,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

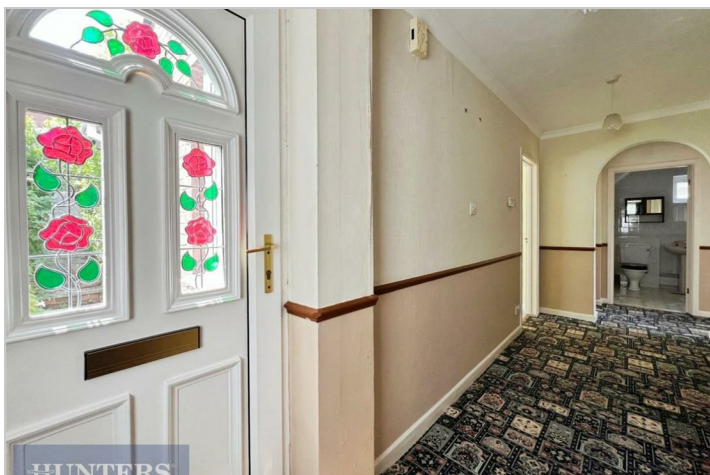
**For sale:** A detached house with significant potential. This property, while in need of modernising, offers a substantial opportunity for first-time buyers, investors and families alike. Nestled in a sought-after location near local parks, the house is situated in a vibrant, community-centric neighbourhood.

The property boasts three bedrooms, two double rooms and a master bedroom, each offering ample room and a warm, homely feel. The house comprises one reception room, featuring large windows that flood the space with light, a charming fireplace and a delightful view of the garden. The room also provides direct access to the beautifully maintained garden, adding to the overall sense of space and openness.

The house is equipped with a single kitchen that comes with a convenient kitchen island and breakfast area. The kitchen space is illuminated by natural light and has enough room for a dining space, perfect for family meals and entertaining guests.

Additionally, the house has two bathrooms and a garage. The property is characterised by its beautiful garden and outbuildings, providing superb outdoor space and potential for extension. Off-road parking is another key feature, adding to the convenience factor for homeowners.

The property is rated E for energy performance and falls under council tax band E. It also boasts unique features such as a fireplace, off-road parking, a garden, a single garage, and outbuildings. This property presents an excellent opportunity to create a stunning family home or a profitable investment.





Road Map



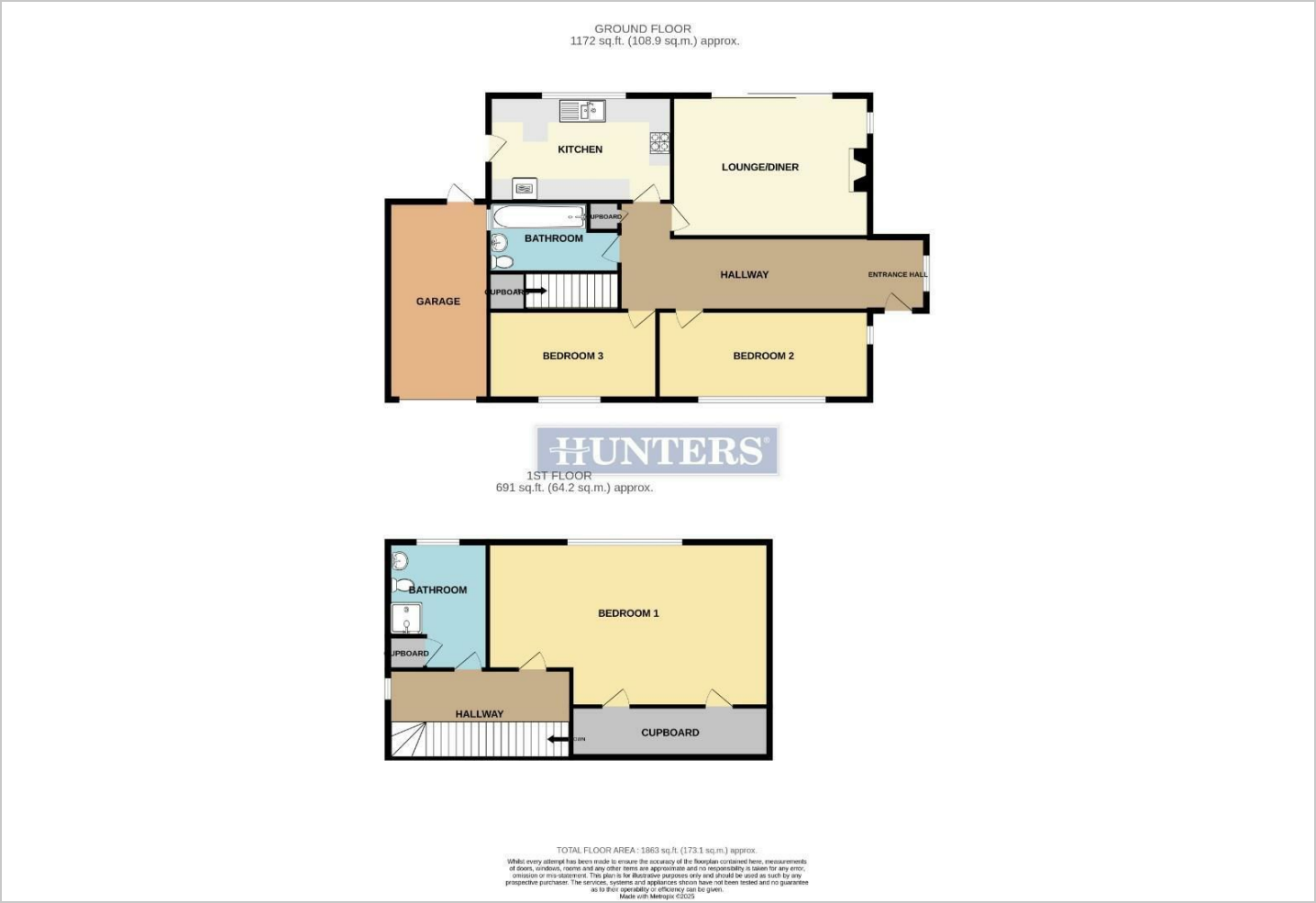
Hybrid Map



Terrain Map



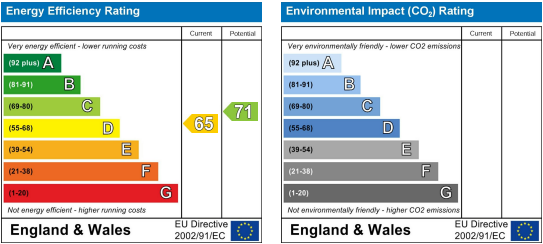
Floor Plan



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.