

# HUNTERS®

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## Normandy Road

Exeter, EX1 2SR

Offers Over £280,000



Council Tax: B





# 46 Normandy Road

Exeter, EX1 2SR

Offers Over £280,000



## Hallway

## Lounge

11'6" x 12'11" (3.53m x 3.95m)

Large bay window to the front aspect, feature fireplace, radiator.

## Kitchen/ Dining room

15'0" x 11'4" (4.59m x 3.46m)

Door to the utility, space for a dining table, radiator, a range of high and low level storage cupboards, roll top work surfaces, built in gas hob and extractor hood, eye level oven, one and a half bowl sink and drainer, large window to the rear aspect, door to a storage cupboard, window to the utility.

## Utility

6'8" x 7'1" (2.05m x 2.18m)

Door and window to the rear yard, low level cupboard, single bowl sink and drainer, space and plumbing for a dish washer and washing machine.

## Bedroom three/ snug/ playroom

9'0" x 11'4" (2.76m x 3.46m)

Window to the rear aspect, door to the en-suite, radiator.

## En-Suite

9'1" x 2'11" (2.79m x 0.89m)

Partially obscured window to the rear aspect, walk in shower, wash basin and vanity, low level WC, heated towel rail.

## Landing

Doors to both bedrooms and the family bathroom.

## Bedroom one

11'2" x 13'10" (3.42m x 4.24m)

Two windows to the front aspect, radiator.

## Bedroom two

8'7" x 14'4" (2.64m x 4.38m)

Window to the rear aspect, radiator.

## Bathroom

5'10" x 7'6" (1.78m x 2.29m)

Partially obscured window to the side aspect, bath with shower over and glass screen, Low level WC, hand basin with vanity unit, heated towel rail.

## Outside

The front of the property is accessed from Normandy Road where there is on-street permit parking.

To the rear of the property is a small walled court yard ideal for entertaining, and possibly a summer BBQ and there is a gate to the rear accessing the service lane.'



Tel: 01392 340130

## OFFERS OVER £280,000

Nestled on the charming Normandy Road in Exeter, this delightful terraced house presents an excellent opportunity for families and professionals alike. Boasting three spacious double bedrooms, this property offers ample room for comfortable living. The well-designed layout includes a welcoming reception room, perfect for relaxation or entertaining guests.

One of the standout features of this home is its two modern bathrooms, providing convenience for busy mornings and ensuring that everyone has their own space. The property is situated in a prime location, just a stone's throw away from the Royal Devon and Exeter Hospital, making it ideal for healthcare professionals or those seeking easy access to medical facilities.

Families will appreciate the proximity to local schools and amenities, ensuring that daily needs are met with ease. The vibrant community surrounding Normandy Road offers a variety of shops, parks, and recreational facilities, enhancing the overall living experience.

Additionally, this property is chain-free, allowing for a smooth and straightforward purchasing process. Whether you are looking to invest in a family home or seeking a comfortable residence in a thriving area, this terraced house on Normandy Road is a must-see. Don't miss the chance to make this lovely property your new home.





Road Map



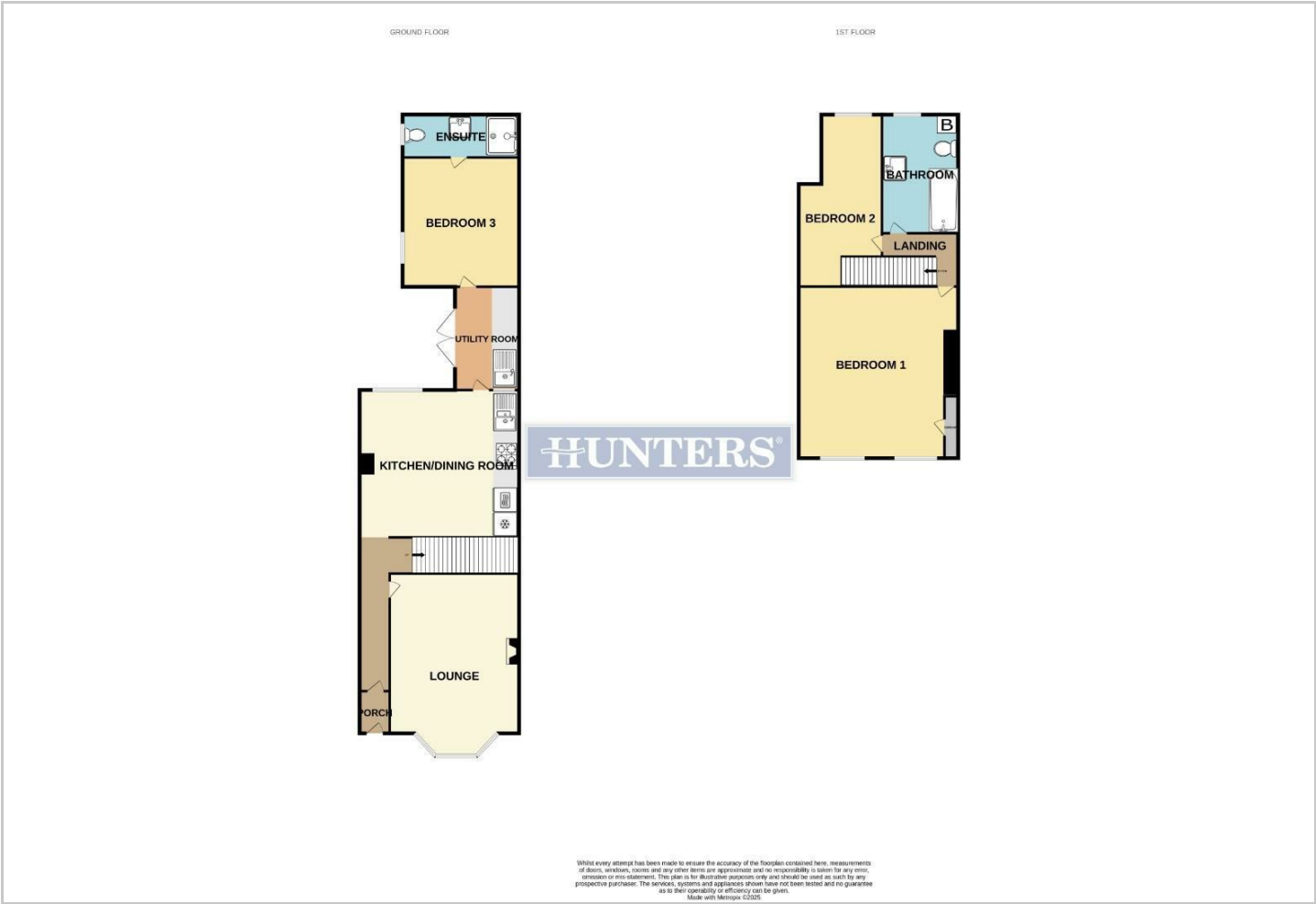
Hybrid Map



Terrain Map



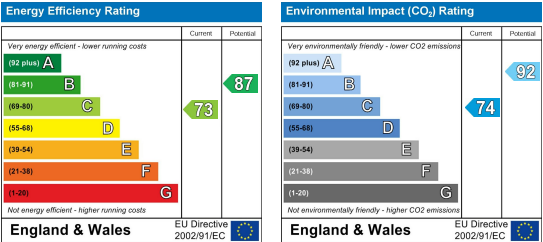
Floor Plan



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.