



This stylish mid terraced Victorian property is superbly located for Exeter city centre and within a short walking distance of the university of Exeter campus. The property is elegantly presented throughout and offers excellent open plan sitting/dining room, a newly fitted modern kitchen giving access to the garden with decking and outhouse for utilities. On The first floor there are two double bedrooms and a beautiful bathroom. This would make an ideal investment or first time buyer property.

Hoopern Street
Exeter £270,000

East of **EXE**

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Beautifully Presented Period Terraced House | Two Double Bedrooms | Open Planned Lounge Diner | Modern Kitchen | Spacious Bathroom | Private Courtyard Garden | Walking Proximity to the University, Exeter College and the City Centre | Ideal First Time House or Investment Property

ENTRANCE HALL

The property opens to a small lobby and to the hallway with stairs to the first floor and access into the dining room.

DINING ROOM 3.84m by 3.00m

The dining room opens out to create a spacious open planned room. Wood effect flooring runs seamlessly through the ground floor and sets beautifully with the oak veneered doors.

LOUNGE 3.70m by 2.97m

The lounge to the front forms this large open space of the two reception rooms and is characterised by the small inglenook fire place to the centre.

KITCHEN 3.00m by 1.90m

The kitchen has been completely modernised and fitted with stylish anthracite slab wall and base units with a white quartz effect work top with inset stainless sink and gas hob.

FAMILY BATHROOM 3.00m by 1.90m

On the turn of the stairs is the modern contemporary family bathroom fitted with a white suite with shower over the bath and finished with floor to ceiling white metro tiles.

BEDROOM TWO 3.00m by 2.78m

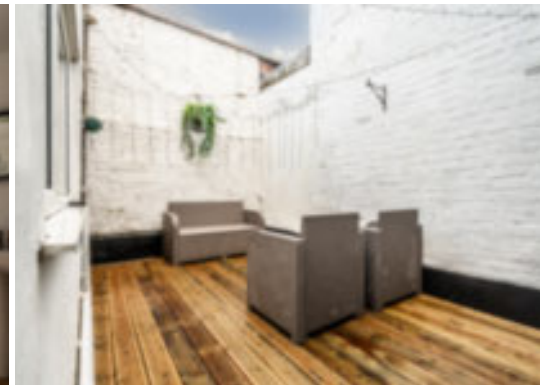
Bedroom two is an ample double room that looks out over the rear garden with a built-in wardrobe set into the chimney breast side.

BEDROOM ONE 4.77m by 2.97m

Bedroom one is a lovely light and spacious character room with a pair of front windows looking out over the street below.

COURTYARD GARDEN

Out to the rear is a private courtyard garden which has been laid with wooden decking with space to the side for bin storage. Located to the far corner is a shed which has been fitted with lighting, power and water and provides a space to locate the white goods.



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.