

2 Hoker Road, Heavitree, Exeter, EX2 5HR



A well presented semi detached home situated in an elevated position with corner plot gardens, within close proximity of the R,D&E hospital and all the many amenities of Heavitree on the doorstep. The accommodation comprises an entrance hall, lounge, separate dining room, modern fitted kitchen and conservatory. Upstairs there are three bedrooms and a family bathroom. The property benefits from gas central heating and double glazing throughout and is being offered with no onward chain.

Offers in Excess of £300,000 Freehold DCX01849

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The Cathedral City of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

Entrance Hall

Leading to

Conservatory 12' 2" x 11' 5" (3.72m x 3.47m)

uPVC double glazed French doors leading out to the garden.



Lounge 11' 2" x 10' 6" (3.4m x 3.2m)

uPVC double glazed window to front aspect.



Dining Room 12' 1" x 10' 6" (3.68m x 3.2m)

uPVC double glazed window to rear aspect.



Kitchen 15' 6" x 6' 11" (4.72m x 2.1m)

Dual aspect uPVC double glazed windows to side and rear aspect. uPVC patio doors leading to the rear garden. Range of base and eye level units with roll edge work surfaces and tiled splash back. Stainless steel sink with drainer and mixer tap. Plumbing for washing machine and further appliance space with cooker point and chimney extractor hood above. Tile effect flooring.



First Floor Landing

With uPVC double glazed window to the side aspect.

Bedroom One 12' 1" x 8' 6" (3.68m x 2.58m)

uPVC double glazed window to the rear. Built in wardrobes to chimney alcoves with hanging space and shelving.



Bedroom Two 11' 2" x 9' 8" (3.4m x 2.94m)
uPVC double glazed window to the front aspect.



Bedroom Three 7' 11" x 7' 8" (2.41m x 2.34m)
uPVC double glazed window to the front aspect.

Bathroom

Three piece suite comprising panel enclosed bath with shower above. Low level WC and wash hand basin. Obscure glazed uPVC window to the side.

Garden

Corner plot garden with side access leading to an enclosed rear garden with patio area with steps leading up to the lawn with mature planted shrub borders.



Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



Total floor area 95.6 m² (1,029 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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Cookleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

