

Hoopern Street, Exeter, EX4 4LU

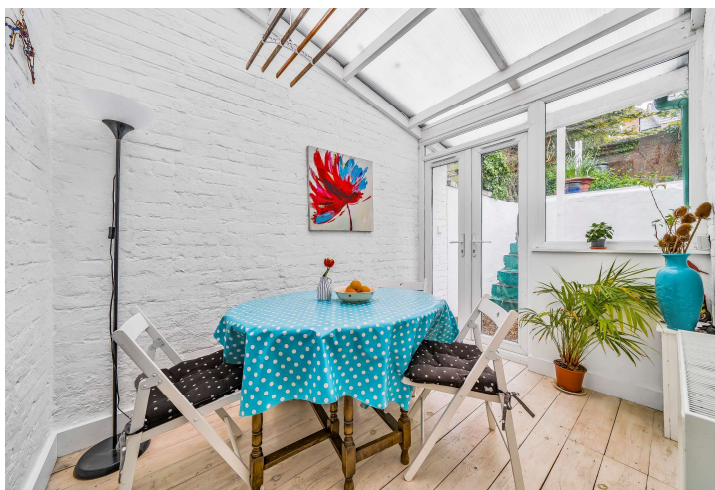
This two bedroom mid-terrace home is offered to the market for the first time in 15 years. This house is the perfect first home due to the rare combination of being located on a quiet residential road and close proximity to the city centre..

Winkworth

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Description:

Hoopern street has the rare combination of being on a quiet residential road whilst being a stone throw away from the city centre. Exeter University, Exeter College and Exeter Central train station are all within easy walking distance. There is also easy access to the historic Bury Meadow park and Hoopern valley park.

Exeter is a vibrant garden city that really packs a punch with its many restaurants, shops, pubs, bars and historical sights. The rest of the country is easily accessible from Exeter due to its many transport links including two train lines to London (London Paddington 120 minutes), Exeter airport and the M5 motorway.

Ground floor:

The good size sitting room provides a versatile and welcoming space that has ample space for a range of furniture. The dining room has plenty of space for a large dining table set, the room provides easy access into the conservatory and kitchen, making it the focal point of the house.

The kitchen comprises a range of cream base storage units with roll top work surfaces. The kitchen has a built-in stainless-steel sink/drainer with further space for a standalone oven, fridge/freezer and washing machine.

The conservatory is accessed from the kitchen and sitting room. With wooden flooring it provides a warm and welcoming space to enjoy the sunshine.

Bedroom three is double bedroom located on the ground floor with a large window overlooking the front aspect.

First floor:

Bedroom one is a large double with double windows overlooking the front aspect and built in wardrobes. Bedroom two is a further double bedroom with a window overlooking the rear aspect.

The modern bathroom is located to the rear of the property. It comprises of a W/C, wash basin, bath and a walk-in shower cubicle.

Outside:

The private rear garden has a unique layout over two tiers. The gravelled first tier is a low maintenance solution for outside storage. The second tier with a low maintenance wildflower area and patio area provides a great opportunity to enjoy the outdoors and take advantage of the garden all year around.

Buyers:

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At a glance....

- Two double bedrooms
- Two reception rooms
- Modern kitchen
- Conservatory
- Modern bathroom
- Private rear garden
- No onward chain
- Close proximity to the city centre
- Quiet residential road

PROPERTY INFORMATION:

Freehold

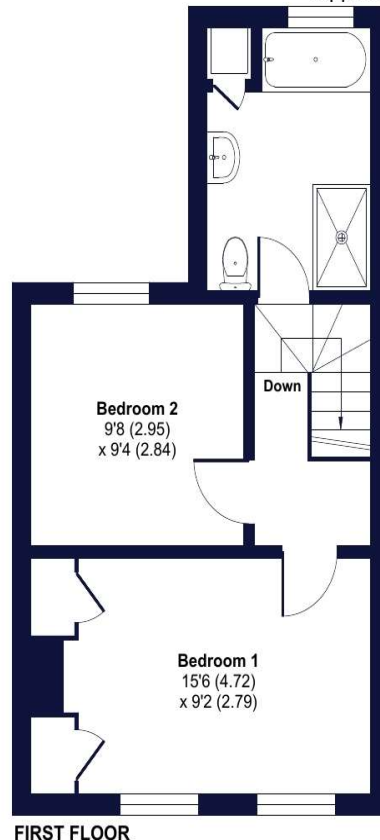
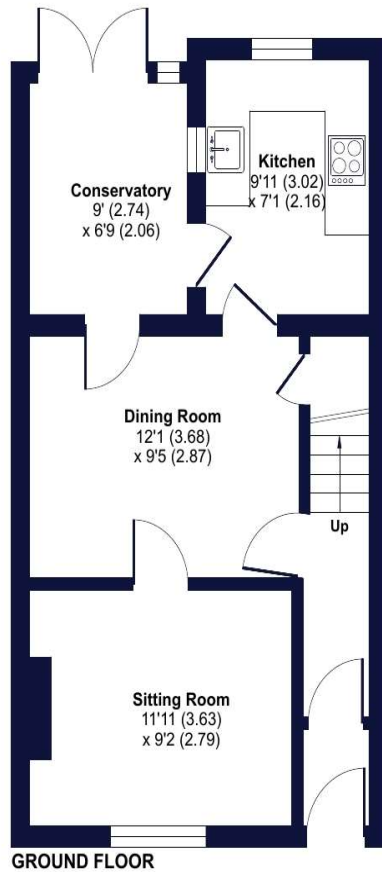
Council tax Band: B

Mains electric, gas, water and drainage.

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Approximate Area = 827 sq ft / 76.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Winkworth. REF: 976737



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92+)			
B (81-91)			86
C (69-80)			
D (55-68)		67	
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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