

**44 HOOPERN STREET
EXETER
DEVON
EX4 4LY**



£250,000 FREEHOLD



A well presented mid terraced house occupying a highly convenient position within walking distance to Exeter city centre and university campus. Two double bedrooms. First floor refitted modern shower room. Reception hall. Sitting room. Separate dining room. Modern kitchen. Gas central heating. uPVC double glazing. Enclosed courtyard garden. Ideal first time buy/investment purchase. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Attractive composite front door, with inset double glazed panel, leads to:

RECEPTION HALL

Radiator. Cloaks hanging space. Stairs rising to first floor. Thermostat control panel. Door to:

DINING ROOM

12'4" (3.76m) into recess x 9'6" (2.90m). Radiator. Storage cupboards into alcoves. Understair storage cupboard housing electric meter, gas meter and consumer unit. uPVC double glazed window to rear aspect with outlook over rear courtyard. Square opening to:

SITTING ROOM

11'8" (3.56m) x 9'10" (3.0m). Radiator. Tiled fireplace with raised tiled hearth, inset living flame effect gas fire, fire surround and mantel over. Built in shelving and drawer unit into alcoves. uPVC double glazed window to front aspect with bespoke windows shutters.

From dining room, door leads to:

KITCHEN

9'4" (2.84m) x 6'2" (1.88m). Fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces with tiled splashbacks. Space for electric/gas cooker. Single drainer sink unit with mixer tap. Plumbing and space for washing machine. Space for fridge. Upright larder cupboard. Inset LED spotlights to ceiling. uPVC double glazed window to side aspect with outlook over rear courtyard. uPVC double glazed door provides access to rear courtyard.

FIRST FLOOR HALF LANDING

Door to:

SHOWER ROOM

9'2" (2.79m) maximum x 6'0" (1.83m). A refitted modern matching white suite comprising quadrant tiled shower enclosure with fitted electric shower unit. Low level WC with concealed cistern. Wash hand basin set in vanity unit with modern style mixer tap and cupboard space beneath. Heated ladder towel rail. Double width linen/airing cupboard, with fitted shelving, housing boiler serving central heating and hot water supply. Extractor fan. Obscure uPVC double glazed window to side aspect.

FIRST FLOOR FULL LANDING

Access to roof space. Door to:

BEDROOM 1

15'4" (4.67m) maximum into wardrobe space x 9'10" (3.0m). Two radiators. Range of built in wardrobes to one wall providing hanging and shelving space. Two uPVC double glazed windows to front aspect with fitted blinds.

From first floor landing, door to:

BEDROOM 2

9'8" (2.95m) x 9'2" (2.79m) into recess. Radiator. Fitted shelving into alcove. uPVC double glazed window to rear aspect with outlook over rear courtyard.

OUTSIDE

To the rear of the property is an enclosed courtyard garden, that is 'L' shaped, providing a high degree of privacy.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band B (Exeter)

DIRECTIONS

From Samuels Estate Agents' Longbrook Street office continue down the road, at the mini roundabout bear left into Blackall Road. Continue along taking the 2nd right into Howell Road and proceed along taking the 3rd right into Hoopern Street where the property in question will be found up on the right hand.

VIEWING

Strictly by appointment with the Vendors Agents.

AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more checks into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

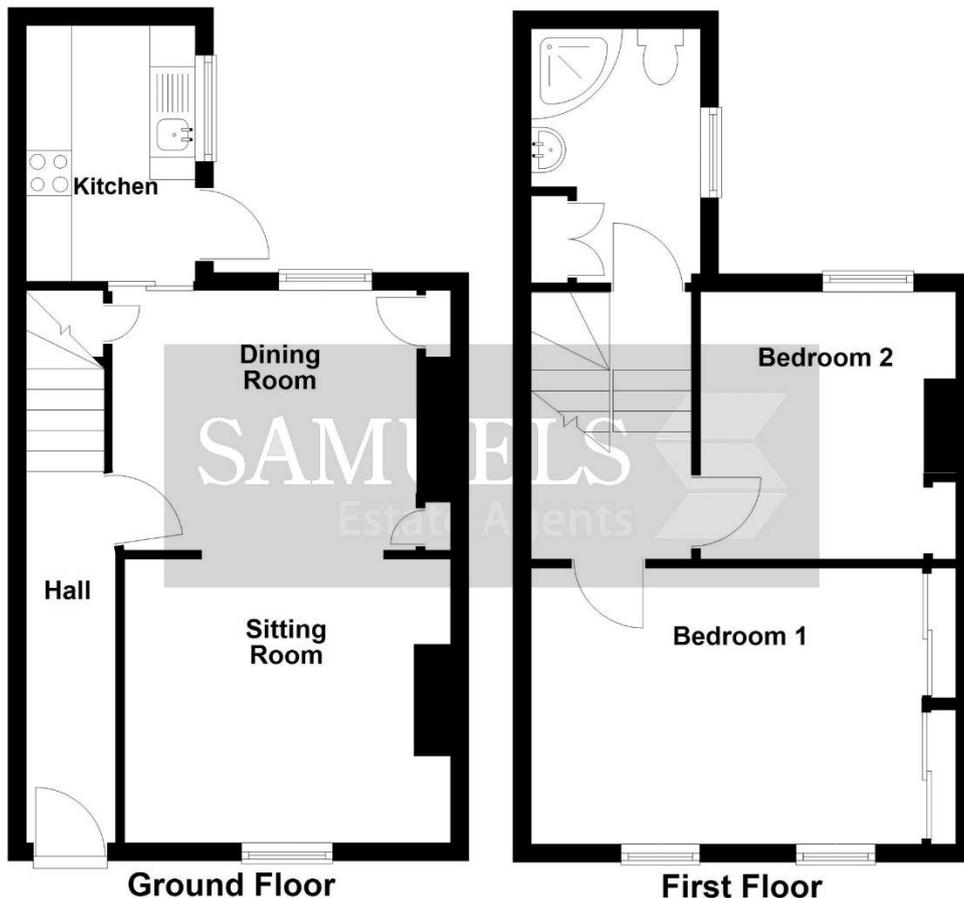
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

AGENTS NOTE MONEY LAUNDERING POLICY

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

REFERENCE

CDER/1225/AV



Ground Floor

First Floor

Total area: approx. 67.9 sq. metres (730.8 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		