



57, Hoopern Street



**STAGS**

# 57, Hoopern Street

, Exeter, Devon EX4 4LU

John Lewis (0.4 Miles), St Davids Train Station (0.6 Miles), Exeter Central Train Station (0.2 Miles)

A charming two-bedroom terraced home in the heart of Exeter, offered to the market for the first time in over 40 years. Benefitting from a south-west facing courtyard garden and no onward chain.

- No onward chain
- City centre location
- In need of modernisation
- Open plan kitchen/dining room
- EPC: C(69)
- Southwest facing garden
- Two double bedrooms
- Extended kitchen
- Freehold
- Council tax band: B

Guide Price £250,000

## SITUATION

Hoopern Street is superbly situated within Exeter's vibrant city centre, offering immediate access to a wide range of shops, restaurants, and amenities. The property is just a short walk from both Exeter Central and St David's train stations, making it ideal for commuters. Nearby Hoopern Valley provides a lovely green space for walking and enjoying nature.



## DESCRIPTION

A well-positioned period home offering an exciting opportunity for modernisation and personalisation. Coming to the market for the first time in over four decades, the property retains many original features and enjoys generous proportions, with the original structure having been extended to the rear. Benefitting from a sunny south-west facing courtyard garden and offered with no onward chain, this is an ideal opportunity to secure a characterful home in the heart of the city centre.

## ACCOMMODATION

The ground floor comprises an open-plan lounge and dining area, leading through to a spacious, well-appointed kitchen made larger by a rear extension. A bright and airy sunroom has been added to the side of the property, offering an extra living space with pleasant views over the garden. Upstairs are two comfortable double bedrooms and a family bathroom. The property offers excellent potential for further enhancement.

## OUTSIDE

To the rear of the property is a south-west facing courtyard garden, perfect for enjoying afternoon sun and al fresco dining. On-street parking is available via a resident permit scheme.

## SERVICES

Utilities: Mains electric, mains water, mains gas, telephone and broadband

Drainage: Mains drainage

Heating: Gas

Tenure: Freehold

EPC: C(69)

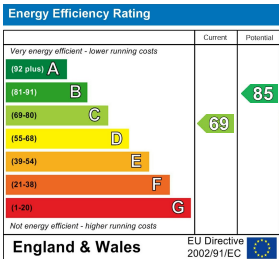
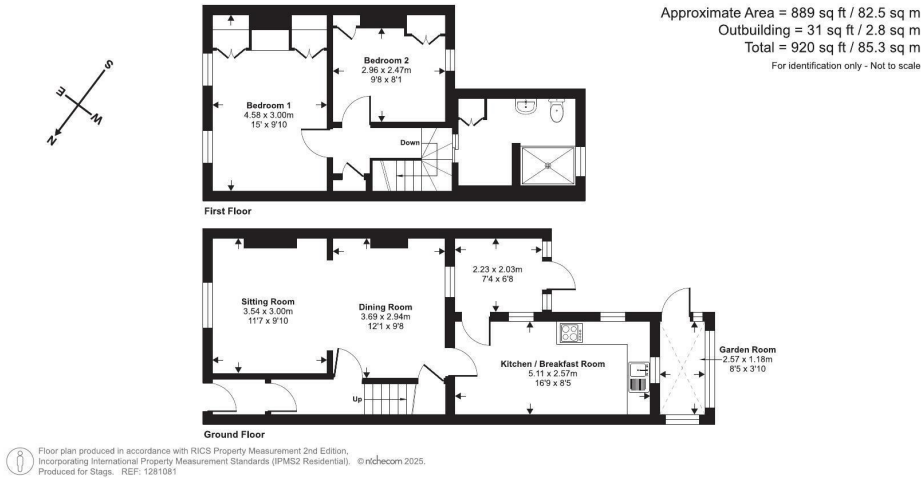
Council tax band: B

Standard, ultrafast and superfast broadband available.

EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



21/22 Southernhay West,  
Exeter, Devon, EX1 1PR

exeter@stags.co.uk  
01392 255202