Burgoynes
ESTATE AGENTS

68 Hoker Road

Exeter, EX2 5HX

An exciting opportunity to acquire this 3 bedroom semi-detached house in a popular residential area with a Morrisons Daily convenience store just 40 yards away and hospitals, Heavitree shops, bus service and pleasure park all within easy walking distance.
The property has been well maintained and benefits from the home comforts of gas central heating and uPVC double glazing. Standing in a generous plot the property comes with front and rear gardens, off road parking and a detached garage. Residents' on street permit parking also available.
Offering scope to modernise and extend, the property is likely to appeal to first time buyers, the active retired or investment buyers seeking a well placed property for the rental market near hospitals, Heavitree shops & Pleasure Park, local schools Exeter business park at Sowton and excellent transport links with the M5, A.30 and A.38.

Guide Price £285,000

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- MOTIVATED SELLERS, PRICED TO SELL
- Sizeable Kitchen
- Wet Room & Separate WC
- Residents' On Street Permit Parking
- Front Porch & Entrance Hall
- Utility Room
- Gas Central Heating & uPVC Double Glazing
- Lounge/Diner
- 3 Double Bedrooms
- Gardens, Off Road Parking and Detached Garage

Entrance Porch

6'5" x 4'3" (1.98m x 1.31m)

Lounge/Diner

21'2" x 10'8" (6.46m x 3.26m)

Kitchen

10'0" x 9'9" (3.07m x 2.98m)

Utility Room

10'7" x 6'7" (3.25m x 2.01m)

Landing

Bedroom 1

10'9" x 10'7" (3.30m x 3.23m)

Bedroom 2

10'5" x 10'2" (3.18m x 3.12m)

Bedroom 3

10'8" x 6'8" (3.26m x 2.05m)

Wet Room

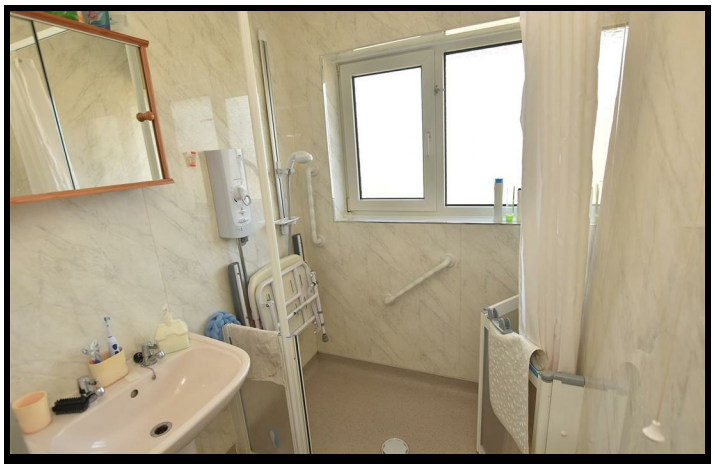
4'7" x 5'5" (1.40m x 1.66m)

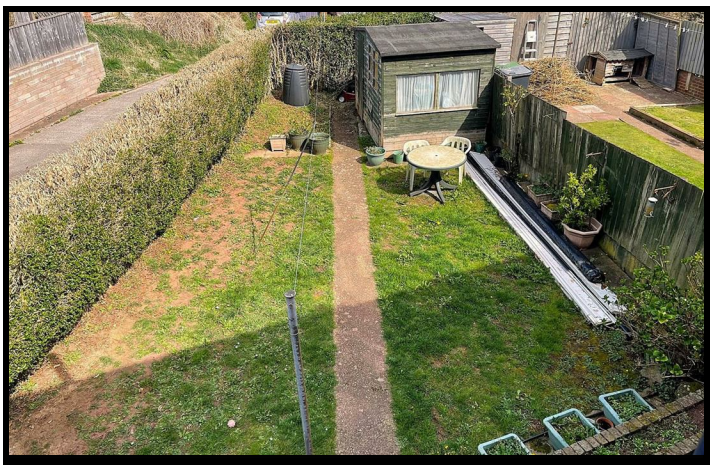
Separate WC

Garage

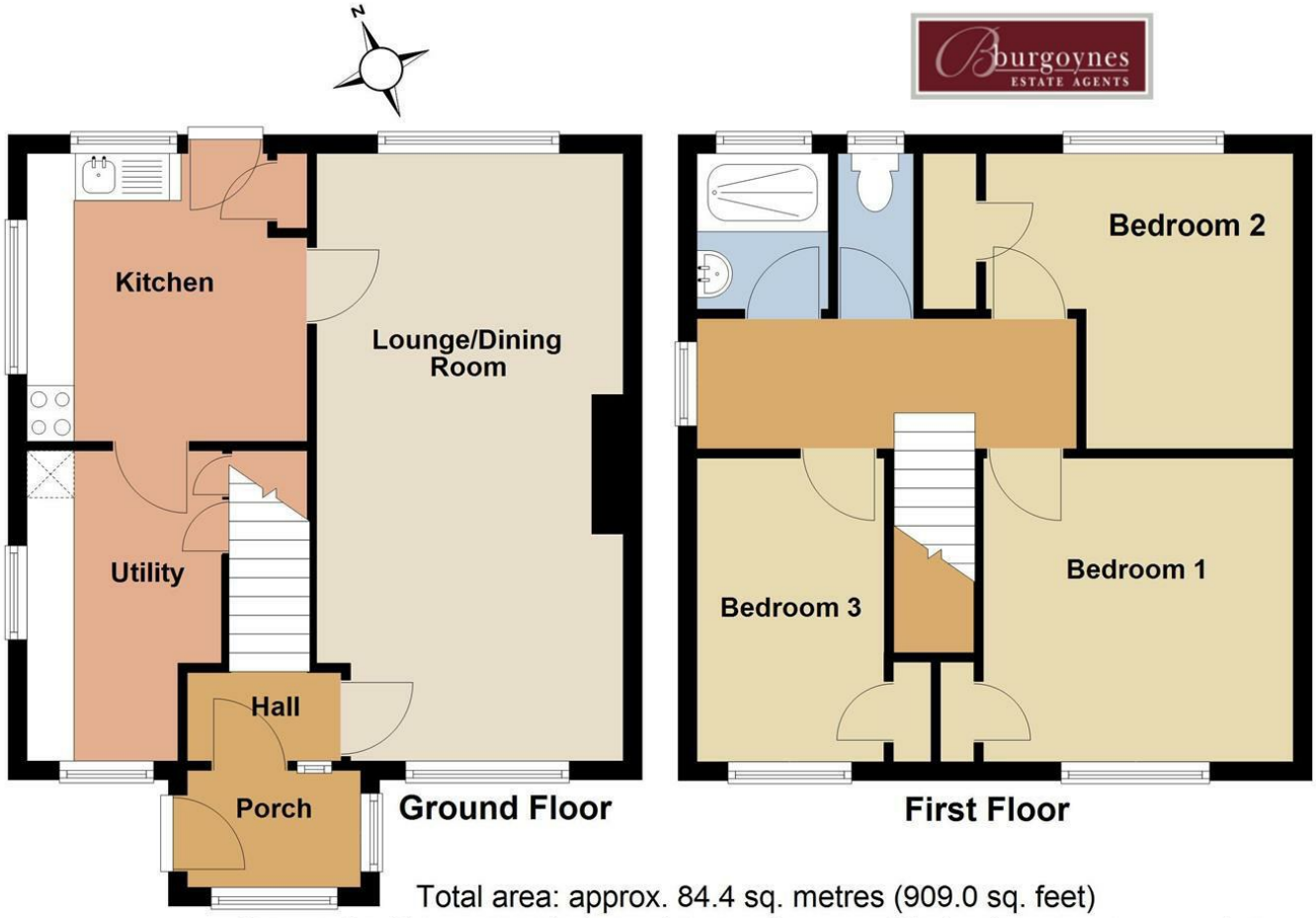
Garden

Directions





Floor Plan

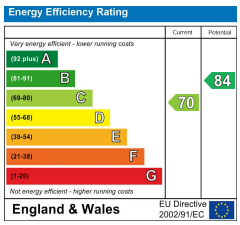


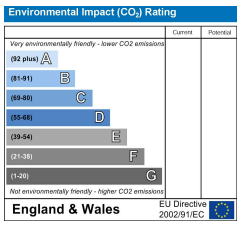
Total area: approx. 84.4 sq. metres (909.0 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibilty is accepted for any other use.

68 Hoker Road, Exeter

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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