



TO LET

25 Thornpark Rise, Exeter, EX1 3HS

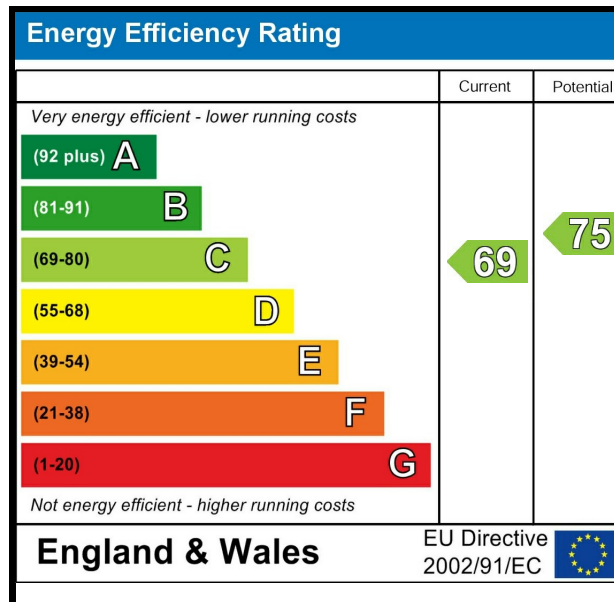
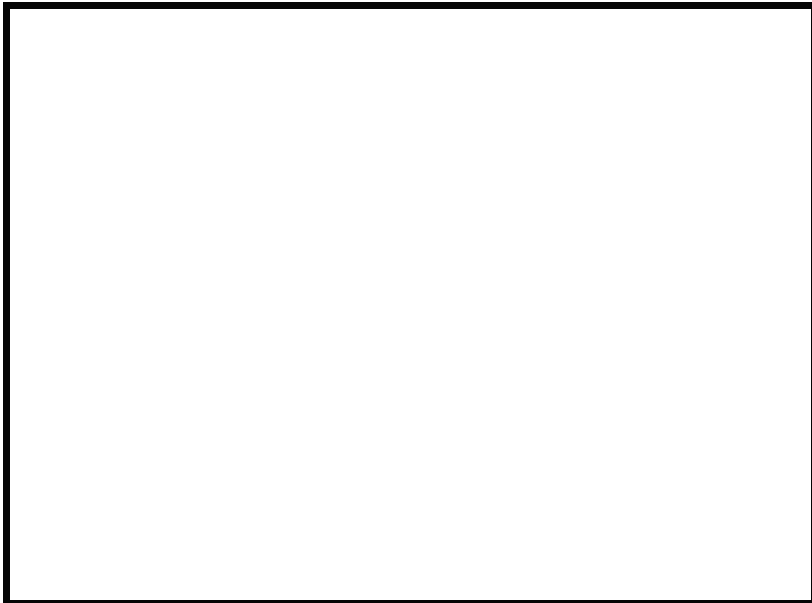
£200,000



Burgoynes  
ESTATE AGENTS



- MOTIVATED SELLER, PRICED TO SELL
- Entrance Hall (stairs to first floor)
- Lounge/Diner
- Modern Kitchen
- 2 Double Bedrooms
- Modern Shower Room
- Gas Central Heating & uPVC Double Glazing
- South-West Facing Balcony
- Large Private Garden
- Residents' On Street Permit Parking



## THE PROPERTY

Nestled in the desirable Thornpark Rise area of Exeter, this charming first-floor flat offers a delightful blend of comfort and convenience. Spanning an impressive 710 square feet, this purpose-built apartment features two well-proportioned bedrooms, a welcoming reception room, and a modern shower room, making it an ideal choice for first-time buyers or those seeking a rental investment.

The property has been lovingly maintained and boasts several appealing features, including gas central heating and uPVC double glazing, ensuring a warm and inviting atmosphere throughout. One of the standout attributes of this flat is the southwest-facing balcony, perfect for enjoying the afternoon sun, as well as a large private garden that provides an excellent outdoor space for relaxation or entertaining.

Location is key, and this flat does not disappoint. It is situated within easy walking distance of local shops, schools, hospitals, and various amenities, making daily life both convenient and enjoyable. For those who rely on public transport, a bus stop is conveniently located just across the road, providing easy access to Exeter city centre.

The surrounding area is rich in recreational opportunities, with Hamlin Lane Playing

## SITUATION

## Directions

