

STAGS

59, Hoopern Street

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, Exeter, EX4 4LU

John Lewis (0.4 Miles), University of Exeter (0.4 Miles), St David's Station (0.6 Miles)

A well-presented two-bedroom Victorian terraced home, ideally positioned within easy walking distance of Exeter City Centre, the University and St David's Station, offered for sale with no onward chain.

- No onward chain
- City centre location
- Open-plan lounge/diner
- Close to University
- Well presented
- South-west facing garden
- Two double bedrooms
- Hoopern valley nearby
- Home office space
- Freehold

Guide Price £260,000

SITUATION

Hoopern Street is ideally situated within easy walking distance of Exeter City Centre, Exeter St David's and Central railway stations, and the University of Exeter. The property also enjoys close proximity to the picturesque Hoopern Valley, offering beautiful countryside walks on the doorstep. Residents' parking permits are available, making this an excellent home for professionals, first-time buyers or investors seeking a central yet peaceful location.

DESCRIPTION

59 Hoopern Street is a charming Victorian terrace presented in good decorative order throughout. The property offers spacious and well-balanced accommodation with an open-plan sitting and dining room, a well-appointed kitchen, two generous double bedrooms and a large family bathroom. To the rear is a delightful south-west facing garden enjoying plenty of sunshine, while the property is further enhanced by a versatile lean-to providing additional living or workspace. Offered to the market with no onward chain, this is a superb opportunity to acquire a home in one of Exeter's most sought-after central locations.







ACCOMMODATION

A wooden front door opens into the entrance hallway with stairs rising to the first floor and an opening into the dining room. The ground floor offers an attractive open-plan sitting and dining room, creating a bright and sociable living space. The sitting room benefits from a large front-facing window allowing plenty of natural light to flood in, together with a feature gas fireplace with decorative surround serving as an attractive focal point. The dining room provides ample space for a large dining table and chairs, making it ideal for both everyday family life and entertaining. Adjacent is the kitchen, positioned at the rear of the property overlooking the garden. The kitchen is well-appointed with a range of wall and base units, work surfaces, inset sink and space for a range of white goods.

Completing the ground floor is the useful lean-to, currently utilised as a home office, offering a versatile additional space with access through to the rear garden. On the first floor are two generous double bedrooms, with the principal bedroom being particularly spacious. The accommodation is completed by a large family bathroom fitted with a bath with shower over, wash hand basin and WC.

OUTSIDE

The enclosed rear garden enjoys a desirable south-westerly aspect, ensuring an abundance of natural sunlight throughout the day. Designed with ease of maintenance in mind, the garden is predominantly laid to patio, creating an ideal space for outdoor dining and relaxing. At the far end is a raised planted bed providing colour and interest, together with a useful plastic storage shed offering excellent external storage.

To the front of the property, residents' parking permits are available on Hoopern Street and surrounding area.

SERVICES

Utilities: Mains electric, mains water, mains gas.
Heating: Gas boiler and hot water tank
Tenure: Freehold
EPC: D(62)
Council tax band: B
Ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).

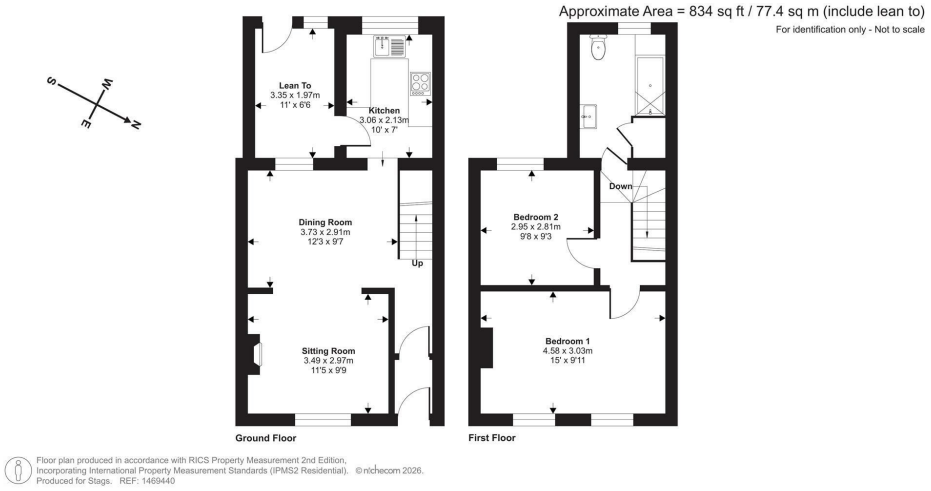


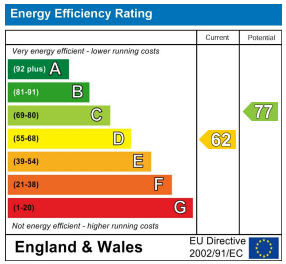




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.







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