



49 Wilton Way Exeter, EX1 3UH

An outstanding 2 bedroom coach house offering well modernised and superbly presented accommodation. Virtually detached, apart from an adjoining corner with the second bedroom, this well appointed property comes with the home comforts of gas central heating and uPVC double glazing, striking shower room, a spacious garage, off road parking for up to three vehicles and an enclosed brick walled patio garden with sunny south-westerly aspect; the perfect environment for a spot of 'alfresco style' eating and entertaining. The property is well located close to major transport links, the Met Office, Middlemoor Police Headquarters, Sowton Industrial Estate, Exeter Airport, Exeter Business Park, Park & Ride and a regular bus service to and from the city centre. The popular Miller and Carter Steak House, Brewers Fair, Toby carvery, a Holiday Inn, Premier Inn, Starbucks, Subway and Dominos are all within easy walking distance.

An exciting opportunity for first time buyers or discerning landlords and early viewings are highly recommended to avoid disappointment.

Guide Price £262,500

49 Wilton Way

Exeter, EX1 3UH



- Outstanding Coach House - Virtually Detached!
- Lounge/Diner
- Shower Room (superbly modernised)
- Off Road Parking for up to 3 Vehicles
- Perfect for First Time Buyers/Landlords
- Modern Kitchen
- Gas Central Heating & uPVC Double Glazing
- DON'T DELAY, MUST BE SEEN EARLY!
- 2 Bedrooms
- Walled Patio (S.W.) & Generous Garage

Lounge/Diner

17'6" x 8'11" (5.34m x 2.74m)

Kitchen

9'6" x 7'8" (2.90m x 2.36m)

Bedroom 1

11'3" x 9'10" (3.45m x 3.02m)

Bedroom 2

8'8" x 7'5" (2.66m x 2.27m)

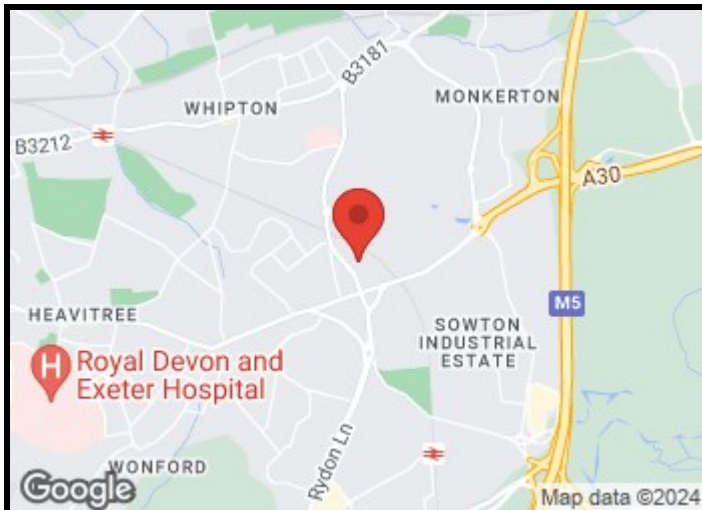
Shower Room

6'5" x 6'3" (1.96m x 1.93)

Garden

Garage

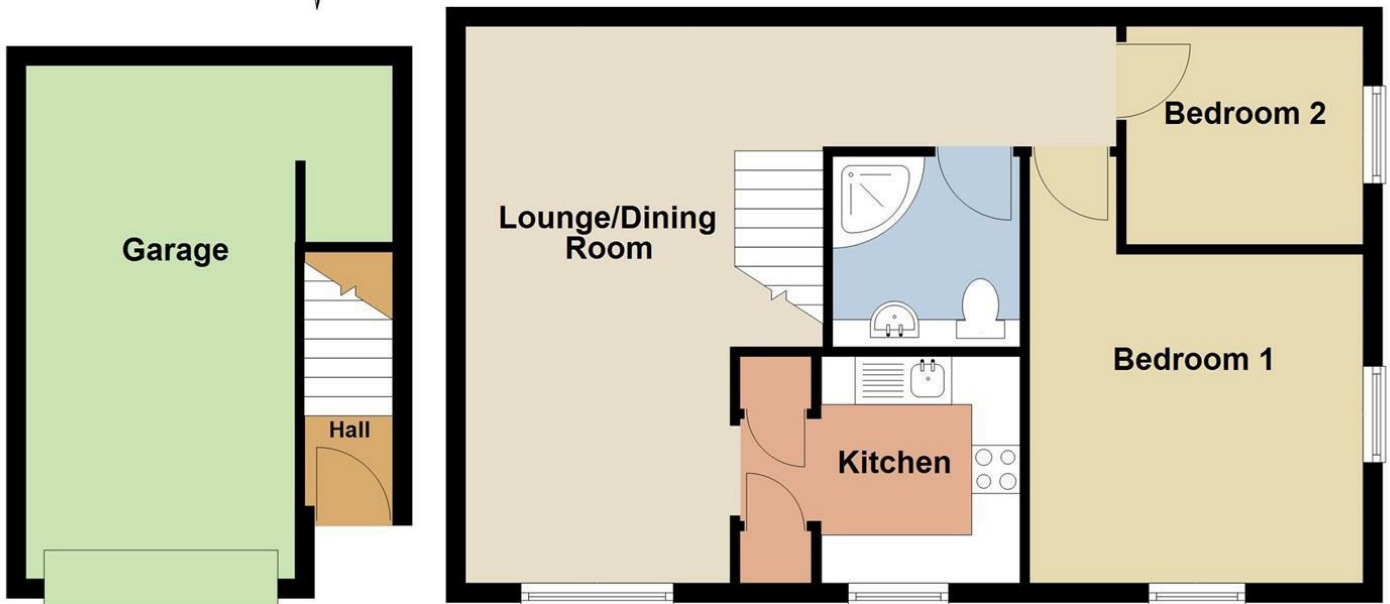
17'6" x 9'0" (5.35m x 2.75m)



Directions



Floor Plan



Total area: approx. 73.3 sq. metres (788.8 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 responsibility is accepted for any other use.

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