



FRANCIS LOUIS
Residential



Wear Close, Exeter, EX2 7EG
Offers Over £259,950





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Wear Close

Exeter, EX2 7EG

- Cornish Unit, non-standard construction
- Large Extensions
- Approximately 1700 square feet
- Large garden
- Cash buyers only
- Annex Potential
- No Chain
- Off road parking

A spacious 1683 square foot semi-detached home nestled in the sought-after neighborhood of Countess Wear. This residence boasts a remarkable extension, expanding both the rear and side aspects. The side extension offers ideal potential for an annex, complete with its own separate access and entrance.



Situation

Conveniently positioned just 3 miles from the vibrant heart of Exeter's City Centre, this property provides exceptional accessibility to the extensive road network encircling the city. Additionally, it offers close proximity to the charming town of Topsham, primary and secondary schools, as well as a wealth of leisure options. Enjoy scenic riverside walks, explore cycle routes, and take advantage of a reliable bus service that effortlessly connects you to the bustling city center, all within easy reach from this prime location.

Entrance hallway

Double glazed front door opening into the property. Stairs leading to first floor landing, wood effect flooring, under stair storage and doors opening to,

Sitting room

Three double glazed windows to front aspect offering lots of natural light, carpet flooring and a radiator.

Kitchen/breakfast room

A spacious and light room which benefits from double glazed doors opening to rear patio area, a breakfast bar and a well appointment kitchen with integrated appliances.





Downstairs Shower room

A modern matching suite comprising of a walk-in shower, low level WC, wash hand basin, heated towel rail and an extractor fan.

Dining room

Adjacent to the kitchen is a further reception room making this an ideal dining space. It is currently being used as an office.

Living room

This portion of the property presents an excellent opportunity for an annex, suitable for rental purposes or accommodating a family member. The generously sized living room features bi-folding glass doors that open onto the rear aspect.

Bedroom 1

Accessible from the living room, the master bedroom offers the convenience of its own en-suite shower room and bi-folding doors leading out to the garden.

Bedroom

Another room on this level provides versatility, serving as an additional bedroom or potentially adaptable into a kitchen for the annex.

First floor

Ascending the stairs from the entrance hallway, you'll discover three bedrooms and a family bathroom on this floor.

Outside

At the back of the property lies a spacious garden, predominantly covered in lawn, featuring multiple seating areas ideal for al fresco dining. There is rear access via a gate.

At the front is one parking space and a low maintenance front garden.

Agent notes

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Francis Louis in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property condition or its value. Neither Francis Louis nor any joint agent has any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s) Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: the vat position relating to the property may change without notice

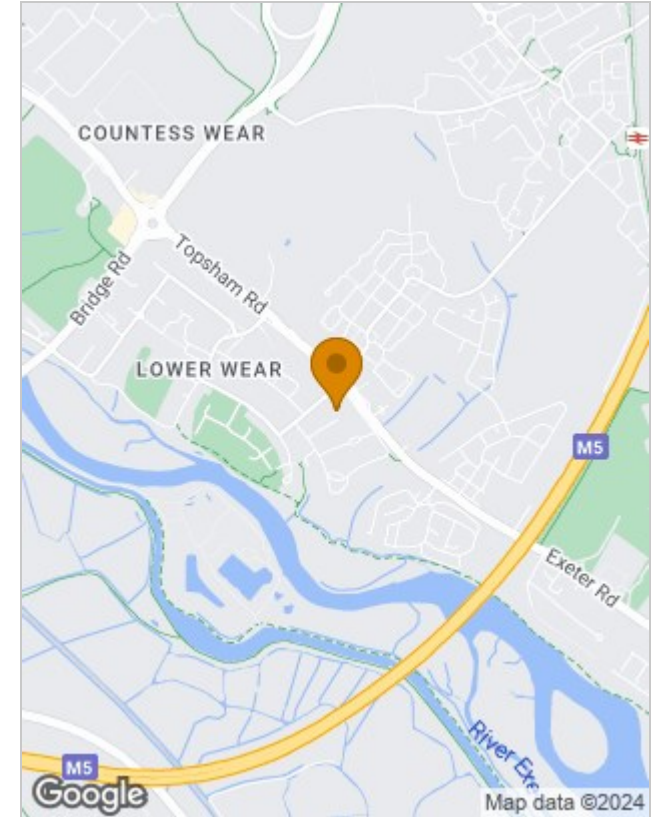




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Viewing

Please contact our Francis Louis Sales Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

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