

SOUTHGATE

ESTATES

*196 Lower Wear Road,
Exeter, Devon, EX2 7DD
£365,000*



**Five Bedrooms, Well Proportioned Rooms,
Modern Kitchen Diner,
Semi Detached House,
Enclosed Rear Garden, Convenient Location**

A spacious five bedroom semi-detached house located in the popular Countess Wear area. The property offers an enclosed lawned garden to the rear, and the internal accommodation briefly consists of an entrance porch and hallway, a modern kitchen diner, living room, and a bedroom on the ground floor with an en suite. All of the downstairs rooms apart from the living room benefit from underfloor heating. Upstairs are a further four bedrooms, with another en suite to the master bedroom, and the family bathroom.

The ideal location offers a range of nearby amenities including primary schools, GP surgeries, green spaces and access to the Exe Estuary Cycle Trail. Exeter's city centre is also just a short distance away, along with the maritime town of Topsham.





Ground Floor The front door opens to the entrance porch, providing space for coats and shoes, with windows to the side aspects, and a door to the hallway. The hallway allows access to the kitchen diner, and bedroom five, along with stairs to the first floor. The impressive kitchen diner contains a range of matching wall and base units with quartz worktops, a matching upstand and a stainless steel sink with a mixer tap over. Integrated appliances include an eye-level oven with a separate gas hob and extractor hood, and a dishwasher, plus space for a tall fridge freezer and a washing machine. The Ideal boiler is also located here, along with windows and sliding doors to the garden, a breakfast bar, and space for a dining table and chairs. An archway opens into the living room which benefits from a large window to the front aspect allowing ample natural light, as well as a feature log burner. The bedroom on the ground floor is a multifunctional space which could be used as a guest room, or as an additional reception room for the family, or to use as a home office space to suit either need. The room is a good-sized double with a window to the front aspect, along with a door to the en suite which includes a shower cubicle, a close-coupled WC and a wash basin with a mixer tap over and a vanity unit below. There is also an obscured window to the rear aspect.



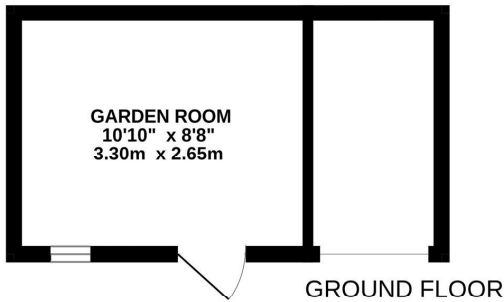
First Floor Stairs rise to the first floor landing which accommodates the remaining four bedrooms, with an en suite to the master bedroom, and the main family bathroom. Each of the rooms are well-proportioned, with three being doubles, and the fourth bedroom providing a built-in storage cupboard over the stairwell. The bathroom comprises a bath with a mixer tap and shower over, a close-coupled WC and a pedestal wash basin. There is also an obscured window to the rear aspect.

Garden Doors open out to the enclosed rear garden which enjoys a patio area leading out from the kitchen diner, offering a pleasant space for outdoor seating/dining. The remainder of the garden is mostly laid to lawn with various shrubs to the side. There is also a garden room to the rear providing extra space for storage, with a window to the front aspect. In addition, there is a covered canopy to the side.

Property Information Tenure: Freehold. Council Tax Band: B.



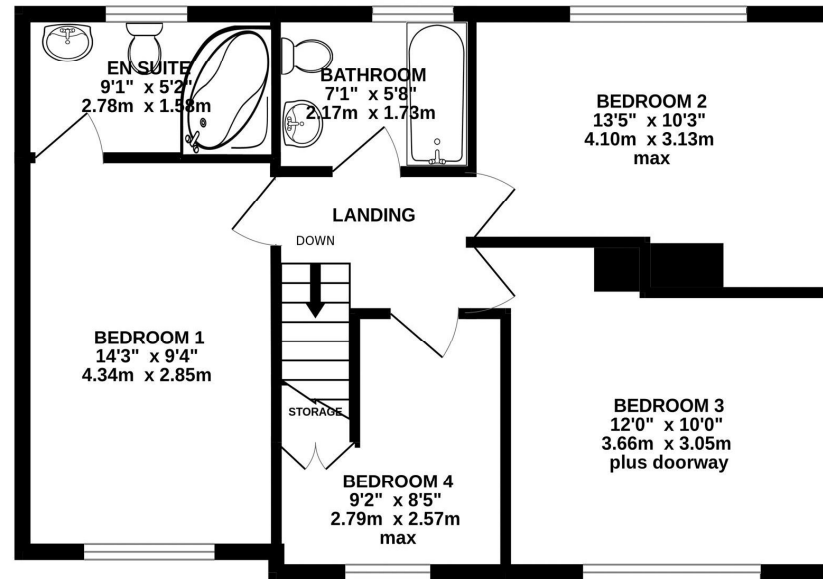
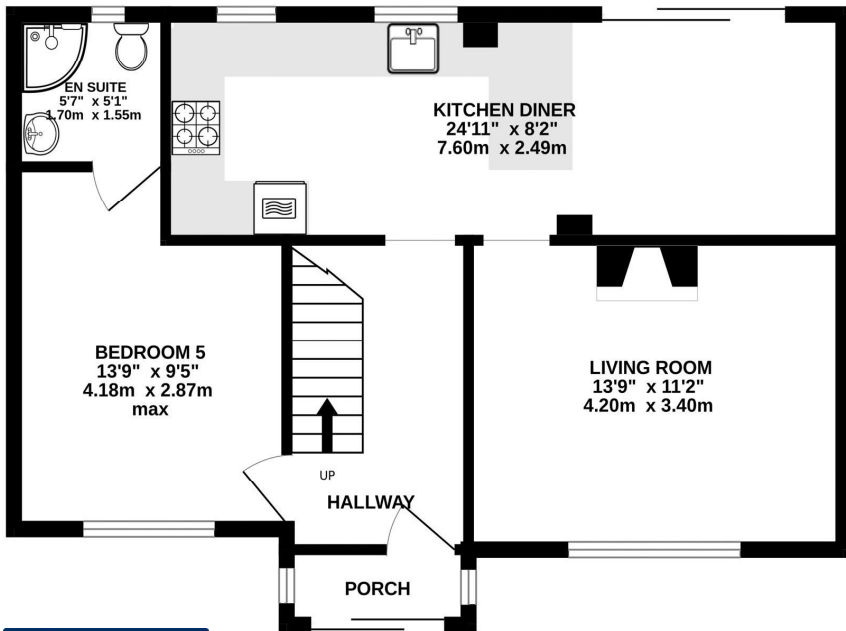




GROUND FLOOR

1ST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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