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*8 Edgbaston Mead, Exeter, Devon, EX2 5UB*



SOUTHGATE  
— ESTATES —

£520,000









## *8 Edgbaston Mead, Exeter*

A detached four bedroom family home located in the popular area of Broadfields. The property is well-presented and features a garage with power and lighting, a driveway allowing off-road parking, and a good-sized enclosed garden to the rear. The internal accommodation consists of an entrance hallway, a generous living room, dining room, a kitchen with an opening to the family room, a useful utility room and a cloakroom on the ground floor. Upstairs are four bedrooms (with an en suite to the master) and a family bathroom. The ideal location is within close proximity of local primary and secondary schools, shops, supermarkets and Pynes Hill business park. The property is also ideally placed for access to the M5 motorway and Met Office, and benefits from good bus and train links into the city of Exeter.

*Ground Floor* The front door opens to the entrance hallway which provides access to the living room, kitchen and cloakroom. The spacious living room is complemented by a box bay window to the front aspect and a feature fireplace. French doors open into the dining room which is also well-proportioned, providing ample space for a dining table and chairs. Doors open directly out to the garden and to the kitchen. An archway between the kitchen and family room provides both spaces with an open-plan feel, and there are a range of matching wall and base units with fitted worktops, a tiled splashback, plus a 1.5 bowl stainless steel sink and drainer unit with a mixer tap over. Integrated appliances include a double oven with a gas hob and extractor hood over, and space is available for a fridge and a dishwasher. In addition, there is a window to the rear aspect and French doors opening out to the garden. The utility room contains further wall and base units with fitted worktops, a tiled splashback and a stainless steel sink and drainer unit with a mixer tap over. Space is provided below for a washing machine and a tumble dryer. The Ideal boiler is located here, along with doors to the garden and garage. Finally, the ground floor includes a cloakroom which incorporates a wash basin with a mixer tap over and vanity unit below, a close-coupled WC and an obscured window to the front aspect.





*First Floor* Stairs rise to the first floor landing which accommodates the four bedrooms and the family bathroom, as well as a built-in cupboard housing the hot water tank and a window to the side aspect. The master bedroom enjoys a box bay window to the front aspect and a built-in wardrobe offering ample storage. A door opens into the en suite which comprises a shower cubicle with a Mira shower, a close-coupled WC and a pedestal wash basin with a mixer tap over. An obscured window faces the side aspect. The second bedroom is a further double and also features a built-in wardrobe, along with a window to the rear aspect overlooking the garden. The third bedroom includes a window to the rear aspect, and the remaining bedroom enjoys a built-in cupboard over the stairs, plus a window to the front aspect. The main family bathroom incorporates a close-coupled WC, a pedestal wash basin with a mixer tap over, and a bath with a mixer tap and Mira shower over. An obscured window faces the side aspect.

*Garden* Doors open out to the good-sized enclosed rear garden which is mainly laid to lawn, benefitting from a selection of well-established plants and shrubs. There is also an area of decking which provides an ideal space for seating and outdoor dining. There is also a section laid to gravel, plus a large garden store, allowing a good amount of extra storage. A gate provides side access.

*Garage & Parking* The property boasts a garage which is serviced by power and lighting, with an up-and-over door to the front leading to the driveway which allows ample off-road parking.

*Property Information* Tenure: Freehold. Council tax band: E.

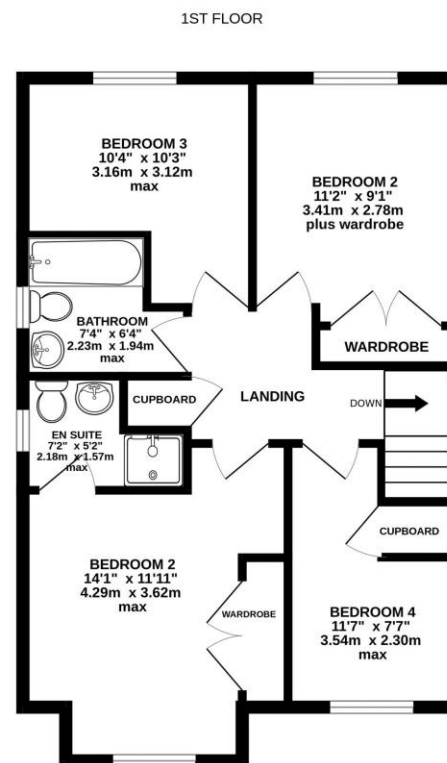
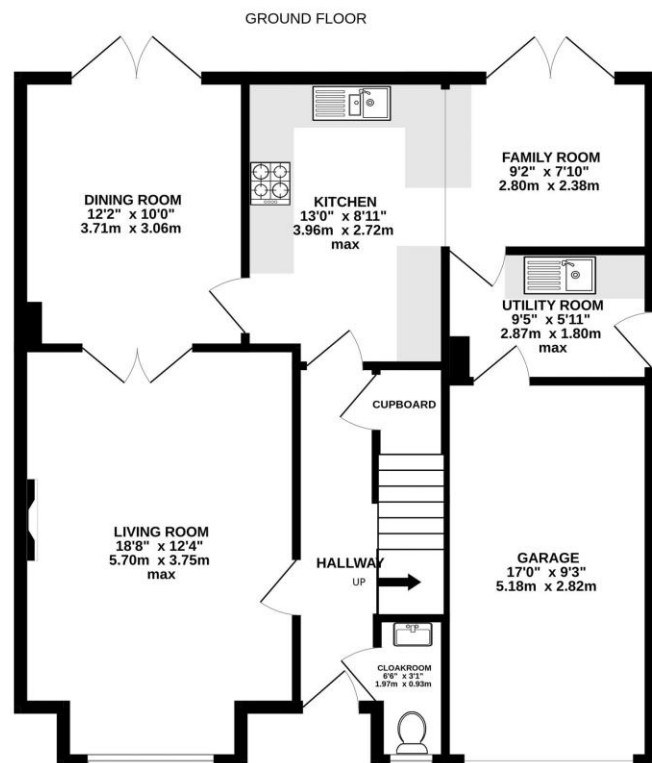


- *Detached House*
- *Garage & Parking*
- *Four Bedrooms*
- *Enclosed Garden*
- *Well-Presented*
- *Popular Location*



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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