



naomi j ryan
estate agents



House - Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 2



Gas Central Heating



Driveway & Triple
Garage



Landscaped Gardens Council Tax Band: G



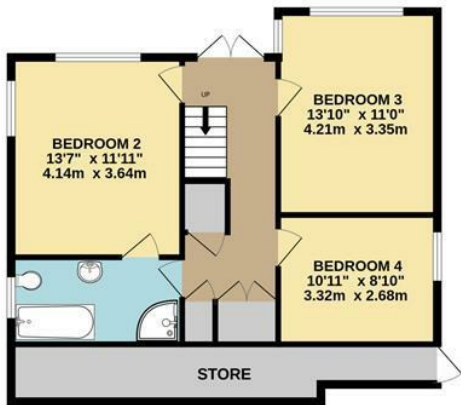
Guide Price £800,000-£825,000

66 Countess Wear Road,

Countess Wear, Exeter, EX2 6LR

www.naomijryan.co.uk

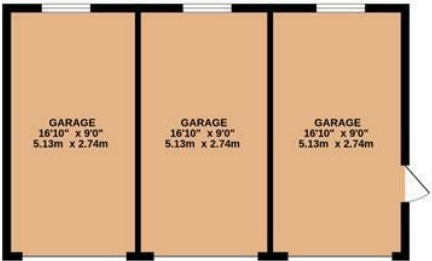
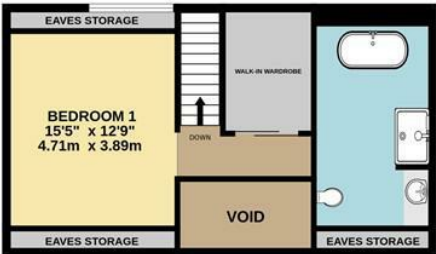
LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



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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SUMMARY

A rare opportunity to acquire this stunning, detached home offering the perfect blend of contemporary style and serene riverside living. This exceptional property not only offers a stylish and versatile living environment but also the opportunity to embrace a lifestyle enriched by nature and beautiful surroundings. With its prime location, direct river access and impressive features, this home is a must-see. Strong interest is anticipated and early viewings recommended.

Situated on this picturesque road in Exeter, this detached home offers generous accommodation arranged over three floors. The accommodation comprises of an impressive entrance hall with double height ceiling, WC, utility/home office, living room with wood burning stove and a contemporary kitchen/dining room. The kitchen/dining room is a particular feature of this property, fitted with high quality units, integrated appliances and a quartz island. This room, alongside the living room and balcony offer beautiful views across the river and surrounding area. To the lower ground floor are three generous double bedrooms and a bathroom offering a jack & jill arrangement. The principle bedroom suite occupies the first floor and boasts a walk-in wardrobe and stylish ensuite bathroom with feature freestanding bath.

One of the standout features of this home is the generous off road parking and triple garages, accommodating several vehicles. This is a rare find in such a desirable and well-connected location. Step outside to discover beautiful south westerly facing landscaped gardens that enhance the charm of this residence. The river can be accessed directly from the garden making it the perfect spot for leisure activities such as paddle boarding or canoeing.

Naomi J Ryan Estate Agents highly recommend internal viewing to fully appreciate all this property offers.

MATERIAL INFORMATION

Construction notes: Brick

Heating: Gas Central Heating & Wood Burning Stove

Utilities: Connected to Mains Water, Drainage, Electric & Gas

Broadband and Mobile Coverage: High speed FFTP Broadband. For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.



