



Exe Vale Road

Exeter

£440,000

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Located in a highly desirable residential area on the outskirts of Exeter, this spacious semi-detached home offers ideal living space for families and professionals, boasting three generously sized bedrooms and large garden this property provides ideal living space with the added potential to extend further. Perfect for easy access to all local amenities, Exeter city centre and major road network, plus the enjoyment of scenic riverside walks. Whether you're entertaining in the garden, exploring the nearby countryside, or commuting into the city, this well-located home combines comfort, space, and lifestyle.

Spacious semi-detached home on large plot | Potential for further extending/developing subject to consents | Three generous sized bedrooms | Light and spacious living room | Further spacious dining room | Kitchen | Conservatory | Downstair cloakroom | Wonderful large rear garden | Driveway parking and attached garage

PROPERTY DETAILS

APPROACH

Composite front door to entrance hallway.

ENTRANCE HALLWAY

Really spacious entrance hallway with stairs to first floor. Two full height Upvc double glazed windows to front aspect with obscure glass. Understair recess. Recess spotlights. Radiator. Doors to cloakroom, living room and kitchen.

CLOAKROOM/UTILITY

10' 8" x 3' 2" (3.25m x 0.97m) (max) Combined cloakroom and utility featuring modern white low level w.c. and hand wash basin set in vanity unit with cupboard under. Worktop with space and plumbing under for washing machine. Recess spotlights. Radiator. Wall mounted gas combi boiler.

LIVING ROOM

13' 9" x 11' 6" (257.94m x 3.51m)(max) Light and spacious living room with large Upvc double glazed window to front aspect. Radiator. TV point. Opening through to the dining room.

DINING ROOM

10' 3" x 9' 9" (3.12m x 2.97m) Further spacious room with large sliding Upvc double glazed patio door to garden. Radiator. Door to kitchen.



KITCHEN

9' 9" x 7' 6" (2.97m x 2.29m) (max) Upvc double glazed window to rear aspect with outlook over the garden. Fitted kitchen with range of base, wall and drawer units in wood effect finish. Roll-edge worktop with tiled surround and inset acrylic sink. Space for freestanding gas cooker. Radiator. Door to useful larder style cupboard. Part glazed door to conservatory.

CONSERVATORY

7' 9" x 7' 0" (2.36m x 2.13m) (plus deep recess) Upvc constructed conservatory on block plinth with Upvc double glazed windows to side and rear aspect. Fully glazed Upvc door to rear garden. Door to garage.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to light and spacious first floor landing with Upvc double glazed window to side aspect. Hatch to loft space. Double doors to airing cupboard complete with shelving. Doors to bedrooms and bathroom.

BEDROOM 1

12' 9" x 11' 7" (3.89m x 3.53m)(max) Large light and spacious double bedroom with Upvc double glazed window to front aspect. Radiator.

BEDROOM 2

11' 6" x 11' 5" (3.51m x 3.48m) (max) Further spacious double bedroom with Upvc double glazed window to rear aspect with outlook over the gardens and views of the Haldon Hills and countryside beyond. Radiator.

BEDROOM 3

9' 7" x 7' 2" (2.92m x 2.18m) Generous sized third bedroom with Upvc double glazed window to front aspect. Radiator. Overstair bulk head shelf.

BATHROOM

6' 4" x 5' 7" (1.93m x 1.7m) Upvc double glazed window to rear aspect with obscure glass. White suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, and electric shower over. Recess spotlights. Radiator.

OUTSIDE

FRONT

Enclosed low maintenance front garden laid to gravel with sloping pathway to front door. Driveway parking for up to two vehicles leading to an attached single garage.

GARAGE

17' 4" x 8' 0" (5.28m x 2.44m) Up and over remote controlled door to good size single garage. Light and power. Upvc double glazed window to rear aspect. Door to conservatory.

AGENTS NOTES:

The property is Freehold.
Council Tax Band: D - Exeter City Council



GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	72	
(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	
www.epc4u.com			

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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