

Fairlawns, 5 Mill Road, Countess Wear, Exeter, EX2 6LH



A rare opportunity to acquire a versatile, spacious 1960's detached family residence occupying a generous plot with a large mature southerly aspect rear garden. The property sits in a highly sought after residential location with fantastic local amenities, riverside walks and good transport links. Two large reception rooms with delightful views. Kitchen. Four double bedrooms. Bath and shower rooms. Useful store room. Garage. Secluded and private driveway providing ample parking. The property enjoys views over Haldon from the first floor accommodation.

Viewing is highly recommended, and the property is offered for sale with no onward chain for the first time in over 25 years.

Offers in the Region of £550,000 Freehold DCX01916

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The Cathedral City of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

To the Front

To the front of the property are two neat shaped areas of lawn with maturing shrubs and trees. Driveway and pedestrian access to the front door. Side access to the rear garden. Outside tap.

Entrance Hall

Accessed via frosted wooden front door. Rear aspect glazed windows with view over the rear garden. Doors to the shower room, bedroom four and patioed area. Stairs to the Dining Area. Wood laminate flooring. Radiator.



Shower Room

Front aspect frosted glazed windows. Three piece suite comprising fully enclosed shower cubicle. Low level WC. Pedestal wash hand basin. Part tiled walls. Tiled flooring. Radiator. Extractor. Cove ceiling.

Bedroom Four 17' 3" x 10' 1" (5.250m x 3.061m)

Rear aspect uPVC double glazed windows with view over the rear garden. Radiator. Shelving. Door to the front of the property.



Kitchen/Diner 18' 9" x 13' 2" (5.722m x 4.010m)

Front aspect uPVC double glazed windows. Fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Roll edge work surfaces. Part tiled walls. Space for electric oven with extractor over. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Wood laminate flooring. Breakfast bar. Large dining area with door to the lounge. Stairs to the first floor landing. Door to:



Store Room 18' 0" x 7' 1" (5.495m x 2.147m)

Side aspect glazed window. Doors to both the rear garden and the front of the property. Shelving.

Lounge 19' 9" x 12' 10" (6.024m x 3.924m)

Side and rear aspect uPVC double glazed windows. Side aspect uPVC double glazed door leading to the rear garden. TV point. Gas flame effect fireplace with brick surround and wooden mantle. Two radiators.



First Floor Landing

Side aspect uPVC double glazed windows. Doors to bedroom one, bedroom two, bedroom three and bathroom. Access to the loft void above.



Bedroom One 12' 1" x 9' 11" (3.677m x 3.012m)

Side aspect uPVC double glazed window with stunning views. Built in wardrobes with hanging space and shelving. Cove ceiling. Radiator.



Dressing Area 5' 10" x 6' 0" (1.773m x 1.826m)

Side aspect uPVC double glazed windows.

Bedroom Three 11' 4" x 7' 5" (3.444m x 2.253m)

Side aspect uPVC double glazed window. Radiator. Cove ceiling.



Bathroom

Side aspect uPVC double glazed window. Three piece suite comprising of panel enclosed bath with hand grips. Low level WC. Pedestal wash hand basin. Fully tiled walls. Radiator. Extractor. Wall mounted mirrored cupboard.



Bedroom Two 9' 11" x 11' 4" (3.022m x 3.443m)

Side aspect uPVC double glazed window. Built in wardrobes with hanging space and shelving. Radiator. Cove ceiling.



Rear Garden

The rear garden is a particular feature of the property enjoying a southerly aspect whilst enjoying a high degree of privacy. The rear garden consists of extensive shrubs and fruit trees including apple and plum. Paved patio area perfect for Alfresco dining. The garden is fully enclosed by range of panel fencing and mature hedges. Side gate providing access to the garage and front of the property.

Garage 8' 4" x 15' 1" (2.534m x 4.587m)

Metal up and over door. Head high storage. Side aspect windows. Light and power.



EPC & Floorplan on Order

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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