

25 Mercer Court, Bishop Westall Road, Exeter, EX2 6NL



Having undergone a full renovation to a high standard this beautifully presented three bedroom terrace property situated in a quiet no through road location. Benefiting from good access routes both in and out of the City. The spacious accommodation comprises entrance hall with a study area, stunning open plan kitchen dining room, lounge, three first floor bedroom, modern refitted bathroom, cloakroom, landscaped rear garden, allocated off road parking space, viewing is highly recommended.

Offers in the Region of £290,000 Freehold DCX02723

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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:

Entrance Hall

Access via a part glazed uPVC front door, part glazed doors to the open plan kitchen dining room and lounge, stairs to the first floor landing, under stairs study area, storage cupboard, wooden flooring, radiator.



Kitchen/Diner 15' 2" x 9' 4" (4.633m x 2.848m)

Front aspect uPVC double glazed window with a view over the front garden, recently fitted modern kitchen with a range of eye and base level units, sink and half with a mixer tap and single drainer, roll edged work surfaces, part tiled walls, integrated double oven and hob with an extractor fan above, integrated washing machine and dishwasher, wall mounted boiler, further appliance space, large seating area, wooden flooring, radiator.



Lounge 15' 8" x 11' 7" (4.766m x 3.519m)

Rear aspect uPVC double glazed sliding doors lead to the rear garden, television point, telephone point, wooden flooring and radiator.





First Floor Landing

Doors to bedroom one, bedroom two, bedroom three, bathroom, cloakroom, two storage cupboards and access to the loft void above.

Bedroom One 13' 8" x 8' 9" (4.161m x 2.678m)

Rear aspect uPVC double glazed window with a view over the rear garden, laminate flooring, radiator.



Bedroom Two 9' 9" x 6' 7" (2.974m x 2.016m)

Rear aspect uPVC double glazed window with a view over the rear garden, laminate flooring and radiator.



Bedroom Three 9' 9" x 6' 7" (2.977m x 2.008m)

Front aspect uPVC double glazed window with views over the communal green space, large storage cupboard, laminate flooring and radiator.



Bathroom

Front aspect uPVC frosted double glazed window, beautifully fitted three piece suite benefiting from a bath with a handheld shower and rainwater shower above, low level WC, wash hand basin with a mixer tap and storage below, part tiled walls, extractor fan and tiled flooring and heated towel rail.



Cloakroom

Front aspect uPVC frosted double glazed window, low level WC, tiled flooring and part tiled walls



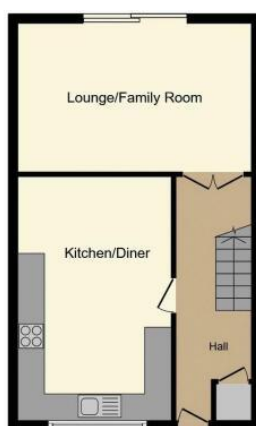
Rear Garden

Landscaped enclosed rear garden with a large lawn, paved seating area, pedestrian access to the pathway to the rear of the garden.

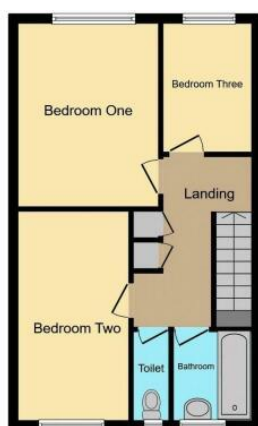


Front garden

Low maintenance front garden with shingle seating area and pedestrian access to the front door.



Ground Floor



First Floor

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorised reproduction prohibited. © PropertyGals

Parking

Allocated space providing off road parking.



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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Energy performance certificate (EPC)

25 Mercat Court, Bishop Weston Road EXETER EX2 6NL	Energy rating E	Valid until: 27 September 2033
		Certificate number: 7537-4621-0300-0158-0222

Property type	Mid-terrace house
Total floor area	77 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)