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13 Widecombe Way, Exeter, Devon, EX4 5BZ



SOUTHGATE
ESTATES

£325,000





*13 Widecombe Way, Exeter, Devon,
EX4 5BZ*

A well-presented three bedroom semi-detached home situated in the popular residential area of Widecombe Way, Exeter. The property offers spacious and well-arranged accommodation throughout, together with an attractive landscaped rear garden, a garage and off-road parking, making it an excellent choice for families and professionals alike.

The property occupies a convenient position within easy reach of a range of local amenities, schools and transport links. Exeter city centre is readily accessible, whilst nearby supermarkets, leisure facilities and green spaces cater well for everyday needs. The area is particularly popular with families due to its convenient location and strong local amenities.





Accommodation The front door opens into an entrance hallway which provides access to the principal ground floor accommodation, together with a useful downstairs cloakroom, and stairs rising to the first floor. The living room is a bright and welcoming reception space, enjoying a window to the front aspect and French doors opening directly onto the rear garden. A feature fireplace provides an attractive focal point to the room, creating a comfortable setting for both everyday living and entertaining. The kitchen is a spacious room fitted with a range of matching wall and base units complemented by fitted worktops, a tiled splashback and a sink and drainer with a mixer tap over. Appliances include an oven with a gas hob and extractor hood above, whilst there is ample space for a range of freestanding appliances. Windows overlook the rear garden and a door provides direct access outside. To the first floor, the landing benefits from a window to the front aspect and useful built-in storage. There are three bedrooms, two of which are comfortable double rooms. The principal bedroom enjoys a dual aspect with windows to both the front and rear, allowing plenty of natural light and offering a pleasant outlook. Bedroom two overlooks the rear garden and benefits from built-in storage, whilst bedroom three is currently arranged as a study, demonstrating its versatility for a range of uses including a home office, nursery or guest room. The family bathroom is fitted with a bath incorporating a shower over, a wash basin and a WC. A window to the front aspect provides natural light and ventilation.

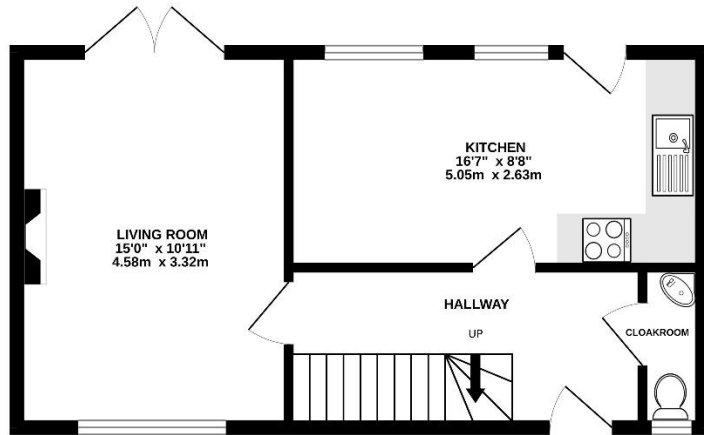
Outside A particular feature of the property is the attractive rear garden, which has been thoughtfully landscaped to create a delightful outdoor space. Immediately adjoining the house is a patio seating area, ideal for outdoor dining and entertaining, with pathways meandering through beautifully stocked planting beds. A variety of established shrubs, flowering plants and aromatic lavender provide colour and interest throughout the seasons, creating a mature and inviting setting. The garden has clearly been carefully maintained and offers a delightful balance of seating areas and established planting, making it a real extension of the living space during the warmer months. The property further benefits from a garage and off-road parking.

Property Information Tenure: Freehold. Council Tax Band: C.

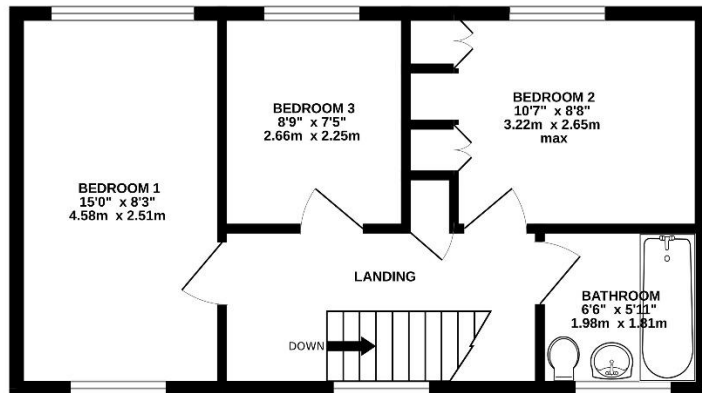
- *3 Bedrooms*
- *Garage & Parking*
- *Excellent Location*
- *Attractive Rear Garden*
- *Pleasant Outlook*
- *Semi-Detached*



GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.3 sq.m.) approx.

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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Energy Performance Rating

EPC Awaiting



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SOUTHGATE

ESTATES

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