



East of EXE
ESTATE AGENTS

Wear Barton Road
Exeter £300,000

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Attractive two bedroom semi detached house situated in a highly sought after residential area on the eastern outskirts of the city of Exeter. The property features; two good size reception rooms and modern kitchen, a covered passageway to the side connects to a utility room and storage cupboards. On the first floor are two generous sized double bedrooms and modern shower room. The property has a lovely enclosed low maintenance rear garden with open aspect and large fitted summer house/workshop. Chain Free

Attractive semi-detached house | Two double bedrooms | Spacious living room and connecting dining room | Recently updated kitchen | Utility room and storage outbuildings | Modern shower room | Enclosed front garden | Generous sized low maintenance rear garden | Large fitted Summer House/Workshop | Chain Free

DESCRIPTION:

This beautifully presented two double bedroom semi-detached home offers an exceptional balance of space, quality and character. The property has been comprehensively modernised by the current owner while retaining charming period features, resulting in a stylish yet comfortable home. Accommodation includes a living room, dining room, modern kitchen, contemporary shower room, generous storage and well-maintained gardens to both the front and rear. A standout feature is the impressive 18ft x 12ft log cabin, offering excellent versatility

The current owner has undertaken extensive modernisation, including new windows, a gas boiler, kitchen, bathroom and a new roof. These updates blend seamlessly with attractive character features, creating a home that is both practical and full of charm.

The front door opens into a welcoming hallway, where decorative glass casts beautiful rainbow reflections across the floor when sunlight shines through. The living room is a generous space with a front-facing window overlooking the garden and features a striking period fireplace with a decorative tiled hearth and cover. The cover can be removed to reveal a fully operational open fire. An opening lead through to the dining room, which benefits from large sliding doors opening directly onto the rear garden. The recently fitted kitchen offers a range of wall and base units with integrated appliances including an oven, hob, extractor and fridge, along with a rear-facing window overlooking the garden. Also on the ground floor is a useful side passageway with doors at either end, providing access to a utility room and additional storage.



To the first floor are two spacious double bedrooms and a modern shower room. The principal bedroom is a large double room with two front-facing windows and access to a substantial eaves storage cupboard. The second bedroom is also a generous double and benefits from two built-in wardrobes and a rear-facing window with views over the garden and park beyond. The shower room has been recently fitted and comprises a white suite with a walk-in shower and a rear-facing window.

GARDENS AND GROUNDS:

Outside, the property occupies a generous plot with attractive gardens to both the front and rear. The front garden is mainly laid to lawn with planted borders and a pathway leading to the front and side access. The rear garden has been designed for low maintenance and features two decked areas with surrounding patio seating, ideal for outdoor entertaining. A central pathway leads to the impressive log cabin, currently used as an art studio and home gym, but suitable for a wide variety of uses such as a home office or hobby room. The garden also benefits from new fencing and offers potential to create a gate providing direct access to the adjoining park.

LOCATION:

Situated in the heart of the ever-popular Countess Wear, this property represents a wonderful opportunity to acquire a spacious home within easy reach of a wide range of local amenities. The house is conveniently located within walking distance of local shops, nearby schools, supermarkets and Exeter Golf and Country Club. To the rear, the property backs directly onto a local park, providing immediate access to green space, play areas and dog-walking facilities. Plus easy access to the highly popular estuary town of Topsham with an abundance of shops and eateries. Exeter city centre is a short drive away along with a large supermarket and links to the major road network.

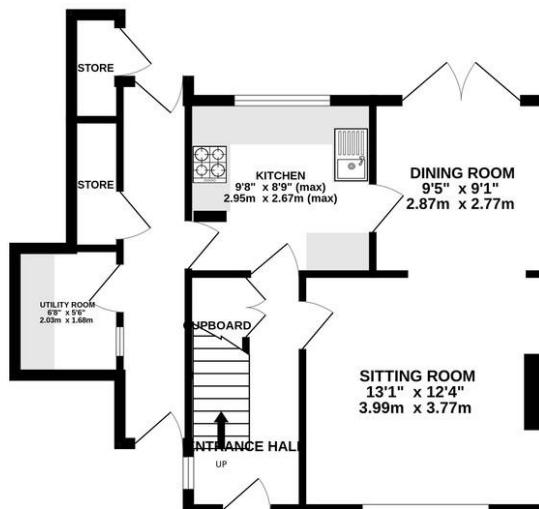
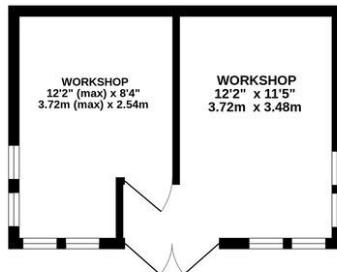
AGENTS NOTES:

Tenure: Freehold
Council Tax Band: B
Council: Exeter City Council
Parking: On Street Parking
Garden: Front garden and generous sized rear garden
Electricity: Mains
Gas: Mains
Heating: Gas central heating
Water supply: Mains
Sewerage: Mains
Broadband: Fibre to the cabinet – 76mps download and 15mps download
Mobile Signal: Several networks currently showing as available at the property including EE and Vodafone

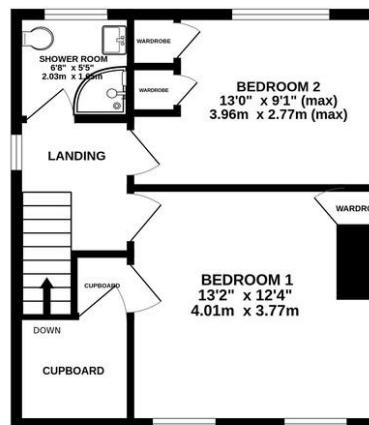


GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.

1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 1149 sq.ft. (106.7 sq.m.) approx.
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 | |
| (69-80) | C | 78 |
| (55-68) | D | 63 |
| (1-54) | E | |
| Not energy efficient - higher running costs (1-20) | F | |
| | G | |

EU Directive 2002/91/EC

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