



Mount Wear Square
Exeter £330,000

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Situated on the eastern outskirts of Exeter in a highly sought-after residential area, this attractive semi-detached home sits on a generous plot and offers spacious, light-filled accommodation throughout. Outside, the gated entrance leads to a block-paved driveway with parking for a number of vehicles and an electric car charging point. The rear garden is tastefully landscaped with a large paved area, raised borders, and

Attractive 3-bedroom semi-detached home in a sought-after area of Exeter | Located on the desirable eastern outskirts of the city | Generous plot offering excellent outdoor space | Spacious living room filled with natural light | Stylish kitchen/dining room ideal for family meals and entertaining | Modern family bathroom plus ground floor shower room | Large and practical utility room with ample storage | Gated block-paved driveway with parking for a number of vehicles | Electric vehicle charging point included | Beautifully landscaped rear garden with paved area, raised borders & curved seating

APPROACH

Covered entrance canopy. Part glazed front door to entrance hallway. Outside light.

ENTRANCE HALLWAY

Spacious entrance hallway with Upvc double glazed window to side aspect with obscure glass. Stairs to



first floor. Coat hanging space. Radiator. Double doors to large understair storage cupboard. Modern glass panel doors to living room and kitchen/dining room.

LIVING ROOM

13' 3" x 12' 6" (4.04m x 3.81m) Wonderful light and spacious living room with large Upvc double glazed window to front aspect. Radiator. Feature fireplace with wood mantle, marble effect inset and hearth, and fitted gas coal effect fire. TV point. Fitted alcove shelving and desk space.

KITCHEN/DINING ROOM

19' 5" x 9' 1" (5.92m x 2.77m) Spacious kitchen/dining room with Upvc double glazed window to rear aspect with outlook over the garden and double glazed french doors opening onto the garden. Shaker style fitted kitchen with excellent range of base, wall and drawer units in Black finish. Solid wood worktop with matching upstands and inset stainless steel sink. Integral electric single oven and induction hob with extractor hood over. Integral freezer and slimline dishwasher. Radiator. Recess spotlights. Doorway to utility room.

UTILITY ROOM

16' 8" x 9' 5" (5.08m x 2.87m) Large useful space with a range of fitted base and wall units in black finish. Roll-edge worktop with tiled surround and inset





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		
(55-68) D	65	73

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