



Double Fronted Detached HOME

CHECK OUT this well presented, detached double-fronted family home, offering four well-proportioned bedrooms, a spacious living room, and a generous kitchen with a loosely separated dining area. Additional features include a convenient cloakroom, a family bathroom, and an en-suite shower room. Outside, the property boasts an enclosed rear garden, two garages, and off-road parking for two vehicles

5 Mayfield Way | Exeter | EX5 7BD





PROPERTY TYPE

Detached House



SIZE

1223 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

District Heating System



PARKING

Double Garage, Off Road
Parking



OUTSIDE SPACE

Garden



EPC RATING

82B



COUNCIL TAX BAND

D



in a nutshell...

- 4 Well-Proportioned Bedrooms
- Spacious Sitting Room
- Modern Kitchen/Dining Room
- Cloakroom, Bathroom and En-suite
- Enclosed Rear Garden
- Two Garages
- Two Off-Road Parking Spaces
- Local Schools & Rail Station
- Easy access to M5, Exeter & A30



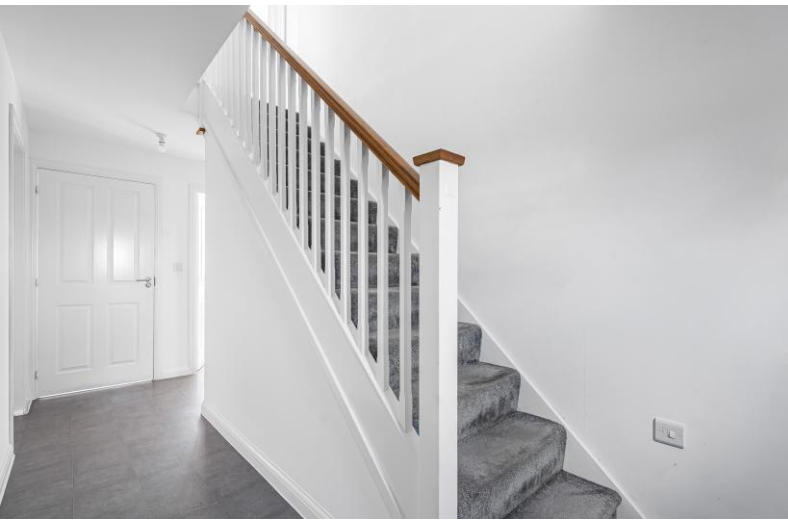


the details...

Paved steps lead you through the front garden to the front door, where you're welcomed into a spacious entrance hall. This inviting space includes a useful under-stairs cupboard and a practical downstairs cloakroom with a WC and wash basin.

To your left, the generous sitting room offers a bright and versatile space, with large windows to the front and a sliding door opening onto the rear garden.

Across the hall, the kitchen/dining room offers a practical yet sociable layout. The contemporary kitchen is well-equipped with ample worktop space, an integrated double oven, ceramic hob, extractor fan, and dishwasher, along with space for a washing machine and a rear door leading to the garden. Loosely separated from the kitchen, the dining area comfortably accommodates a table and is enhanced by tall, near full-height windows that draw in plenty of natural light.



**Approximate Gross Internal Area 1223 sq ft - 113 sq m
(Excluding Garage)**

Ground Floor Area 670 sq ft – 62 sq m

First Floor Area 553 sq ft – 51 sq m

Garage Area 312 sq ft – 29 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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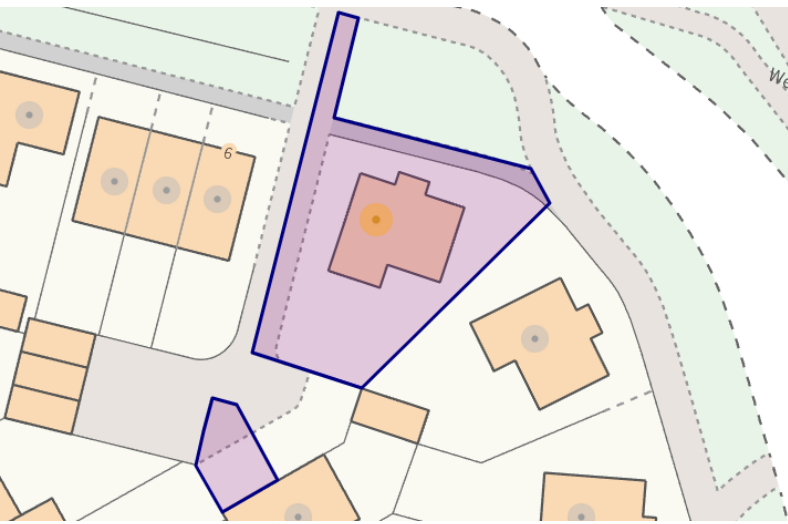
Upstairs, the principal bedroom is a well-proportioned double, featuring two separate fitted wardrobes and an en-suite shower room with a tiled floor, quadrant shower, WC, wash basin, and heated towel rail. In addition, there are three light and airy bedrooms, two doubles, one with a built-in cupboard, and a single

Completing the accommodation is a modern bathroom, finished with tiled walls and flooring. It includes a bath with shower over, WC, wash basin, and a heated towel rail for added comfort.

Outside, the rear garden is fully enclosed and mainly laid to lawn. There is a patio area ideal for garden furniture and a paved pathway leading to the rear gate, which provides access to the parking. Both garages are located beneath a neighbouring coach house on the private road behind the property, each benefiting from an off-road parking space directly in front.

Tenure - Freehold
Council Tax Band D







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