SOUTHGATE
ESTATES

£425,000

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8 Waring Bowen Court, Mill Road, Exeter, EX2 6LY

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A spacious four bedroom family home located in the popular area of Countess Wear. The property features stunning views to the rear out towards the River Exe Country Park, and the countryside beyond. There is also an allocated parking space and a garden to the rear. The internal accommodation briefly consists of an entrance hallway with access to three of the bedrooms, and the bathroom. Upstairs on the first floor is a living room with a balcony and far-reaching views to the rear, along with a kitchen. The master bedroom is situated on the top floor with an en suite.

The location is especially popular with walkers, cyclists and those who enjoy the outdoor lifestyle with the close proximity to the canal and quayside. The area enjoys a range of nearby amenities including a number of pubs/eateries, such as Exeter Golf and Country Club, the Tally-Ho and the highly-popular Double Locks. Exeter's city centre is just over 2 miles away with its extensive range of shops and entertainment facilities. The attractive maritime port of Topsham is a similar distance to the South, and can be reached along the riverside path at low tide.

Ground Floor The front door opens to the entrance hallway which provides access to three of the bedrooms and the family bathroom, as well as stairs rising to the first floor incorporating storage below. The two larger bedrooms are both good-sized doubles, with one featuring a window to the rear aspect and the other offering French doors opening directly out to the rear garden. Bedroom four is a single room incorporating a window to the rear aspect. The main bathroom comprises a bath with a mixer tap and shower head over, a pedestal wash basin and a close-coupled WC.

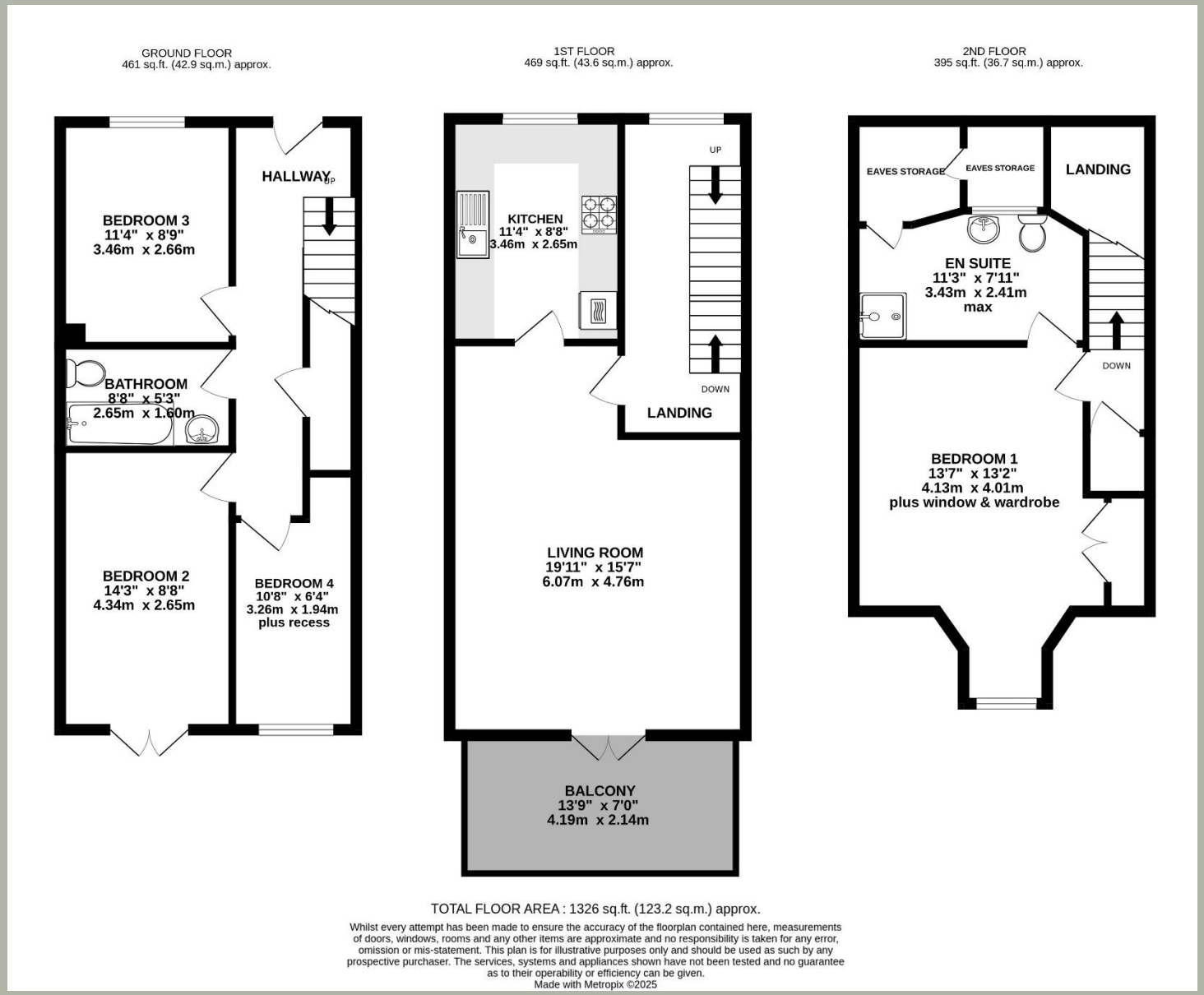
First Floor Stairs rise to the first floor landing which features a window to the front aspect and a further set of stairs rising to the second floor. The impressive living room is well-proportioned and is complemented by French doors opening to a private balcony with beautiful views out to the rear providing an ideal spot for seating to enjoy the outlook. A door opens to the kitchen which contains a range of matching wall and base units with fitted worktops, a tiled splashback and a stainless steel sink and drainer unit with a mixer tap over. Appliances include a double eye-level oven with a separate gas hob and extractor hood, as well as a fridge freezer and space for a washing machine and dishwasher. There is also a window to the front aspect.

Second Floor The second floor accommodates the master suite which includes a large double bedroom featuring a window to the rear aspect with attractive far-reaching views across the surrounding countryside, as well as a built-in wardrobe providing ample storage. A door opens to the en suite which incorporates a shower cubicle, a pedestal wash basin and a close-coupled WC. Additionally, there is a window to the front aspect and a door to storage into the eaves.

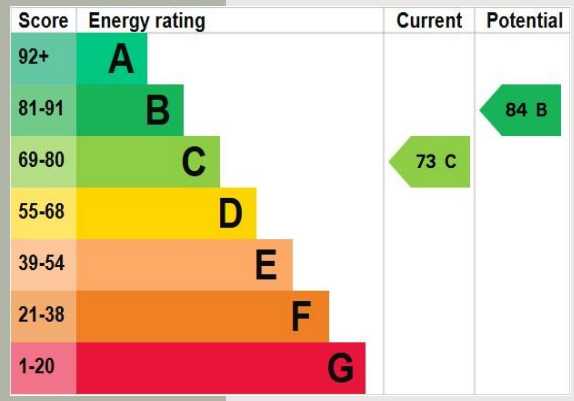
Garden & Parking Doors open out to the garden which has the advantage of a patio area offering space for seating and outdoor dining. A step leads down to the main section of garden which is laid to lawn, enjoying a lovely outlook to the rear. An allocated parking space is located in a car park next to the property, allowing valuable off-road parking.

Property Information Tenure: Freehold. Council tax band: D.

- *4 Bedrooms*
- *Stunning Views*
- *Terraced House*
- *Rear Garden & Balcony*
- *Off-Road Parking*
- *Popular Location*



Energy Performance Rating



The Property Ombudsman

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