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196 Lower Wear Road, Exeter, Devon, EX2 7DD



SOUTHGATE

ESTATES

£350,000 – 360,000

Guide Price





196 Lower Wear Road, Exeter, Devon, EX2 7DD

Offering five bedrooms and exceptional flexibility, this beautifully presented semi-detached home is ideal for growing families, multi-generational living, or anyone looking for generous space in the sought-after Countess Wear area. At the heart of the home is a stunning open-plan kitchen and dining room, thoughtfully designed for modern family life. Featuring quality quartz worktops, integrated appliances, a breakfast bar and direct access to the garden through sliding doors, it's the perfect space for everything from busy weekday mornings to entertaining friends and family. The adjoining living room provides a warm and inviting retreat, centred around a charming log-burning stove and filled with natural light from the large front window.

One of the home's standout features is the versatile ground floor double bedroom with its own en-suite shower room. Whether used as guest accommodation, a home office, playroom, or for a relative requiring ground-floor living, it offers excellent flexibility to suit changing lifestyles. Underfloor heating throughout much of the ground floor adds an extra touch of comfort.





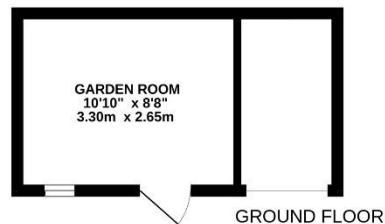
Upstairs you'll find four further well-proportioned bedrooms, including a generous principal bedroom with its own en-suite shower room. Three of the bedrooms are comfortable doubles, making this an ideal family home with plenty of room for everyone. A modern family bathroom serves the remaining bedrooms.

Outside, the enclosed rear garden has been designed with both relaxation and practicality in mind. A generous patio creates an ideal setting for summer dining and entertaining, while the lawn offers plenty of space for children and pets to enjoy. A useful garden room provides valuable storage or potential hobby space. Located in the ever-popular Countess Wear, the property enjoys easy access to excellent local schools, GP surgeries, riverside walks, the Exe Estuary Cycle Trail, and a range of everyday amenities. Exeter city centre, the historic quayside, Topsham and major transport links are all within easy reach, making this an outstanding location for commuters and families alike. A deceptively spacious and highly adaptable family home offering far more accommodation than first meets the eye. Early viewing is highly recommended.

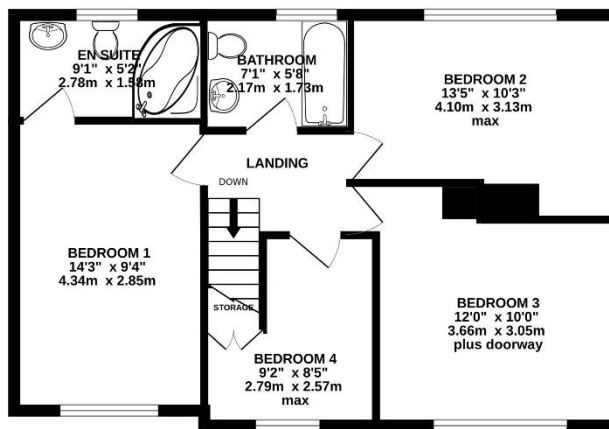
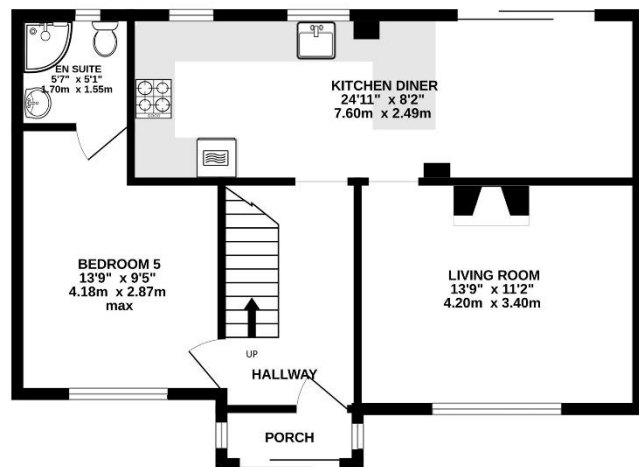
Property Information Tenure: Freehold. Council Tax Band: B.

- *Five Generously-proportioned Bedrooms*
- *Two En-suite Bathrooms*
- *Stylish Open-plan Kitchen Diner*
- *Excellent access to Exeter, Topsham and the M5*
- *Enclosed Rear Garden*
- *Convenient Location*





1ST FLOOR



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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