



Connells

Mount Wear Square
Exeter



Property Description

GUIDE PRICE £375,000 - £400,000

Located in the popular Mount Wear Square, this superb four-bedroom home has been thoughtfully extended and improved to create a spacious and practical layout perfectly suited to modern family living.

The ground floor features a welcoming open-plan living and dining area, complete with sliding doors providing flexibility between the spaces. This flows seamlessly through to the impressive extended kitchen/dining room, creating a fantastic hub for everyday life and entertaining. A convenient downstairs cloakroom/WC completes the ground floor accommodation.

On the first floor, there are three well-proportioned bedrooms alongside a stylish family bathroom. Occupying the second floor is a generous principal bedroom created through a loft conversion, benefiting from excellent storage space accessed from the landing.

Externally, the property continues to impress with ample off-road parking provided by a private front driveway. To the rear, the substantial garden is predominantly laid to lawn and enjoys a variety of seating areas, attractive planted flower beds, and a covered entertaining space, making it ideal for social gatherings and outdoor enjoyment throughout the year.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Under stairs storage.

Downstairs WC

Double glazed rear aspect window, low level toilet, wash hand basin.

Living Room

Double glazed front aspect window, wall mounted radiator. Sliding doors to...

Dining Room

Double glazed rear aspect bay window, wall mounted radiator.

Kitchen/ Diner

Double glazed rear aspect window, French doors to garden, wall and base units, work surfaces, sink unit, oven and gas hob, space for appliances.

Bedroom 2

Double glazed front aspect window, three fitted wardrobes, boiler, wall mounted radiator.

Bedroom 3

Double glazed rear aspect window, wall mounted radiator.

Bedroom 4

Two double glazed front aspect windows, fitted storage, wall mounted radiator.

Bathroom

Two double glazed rear aspect windows, bath with shower over, low level toilet, wash hand basin, wall mounted radiator.

Second Floor Bedroom 1

Two Velux windows, wall mounted radiator.

Rear Garden

Covered decking area, gravel area, patio, side gate.

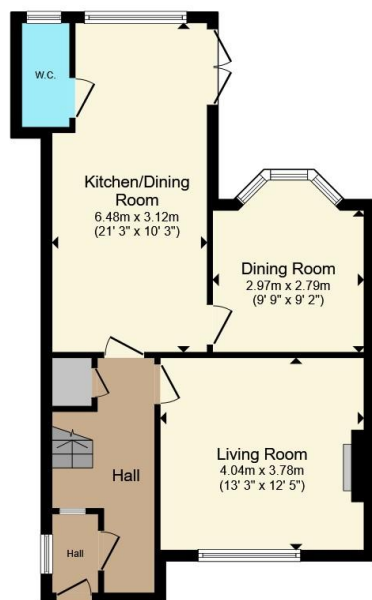
Parking

Communal car park at rear and large gated driveway at front.

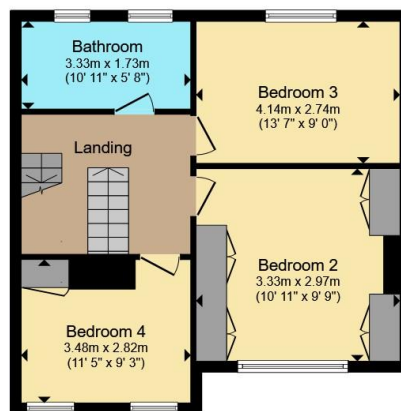




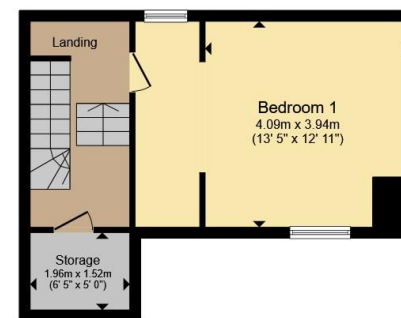




Ground Floor



First Floor



Second Floor

Total floor area 141.4 m² (1,522 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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8-9 South Street
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EPC Rating: D Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/EXR318245



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