



Wardrew Road, Exeter, EX4 1HA

This three bedroom semi-detached property is offered to the market for the first time since 1936, featuring a garage and large rear garden situated within the desirable St Thomas area.

Winkworth

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Description:

St Thomas is a residential area located on the west side of the river within walking distance of Exeter St David's train station and Exeter university makes the area very popular. There are amenities such as food stores, health centres, schools, and regular bus links to the city centre.

Exeter is a vibrant small city that really packs a punch with its many restaurants, shops, pubs, bars and historical sights. The rest of the country is easily accessible from Exeter due to its many transport links including two train lines to London (London Paddington 120 minutes), Exeter airport and the M5 motorway.

Ground floor:

Upon accessing the front door, you are greeted by a porch and entrance hall. The good size sitting room is located at the front of the property with a feature fireplace and large bay window.

The dining room is located to the rear of the property with plenty of space for a large dining table set and double built in storage cupboards. The kitchen comprises of yellow wall and base storage units with integral sink with further space for standalone fridge/freezer, cooker and washing machine.

The conservatory located at the rear of the property with adjacent rooms offers a flexible space with a cloakroom, stand in shower cubicle and direct access to the private rear garden.

First floor:

Bedroom one is large double bedroom with dual built-in wardrobes and large bay window overlooking the front aspect.

Bedroom two is also a double, located to the rear of the property with a built-in wardrobe and window overlooking the rear garden. Bedroom three is located at the front of the property with a window overlooking the front aspect.

The bathroom comprises of a W/C, wash basin and bath.

Outside:

The large rear garden is low maintenance and perfect for use all year round with a patio and large gravelled area.

The driveway is shared with one other property.

The property has a single garage.

Agents note:

A mains water pipe and a sewer pipe run under the current rear extension to the property and because of this it is not possible to extend the property beyond its existing footprint. An extension into the roof may be possible, subject to appropriate planning consents.



At a glance....

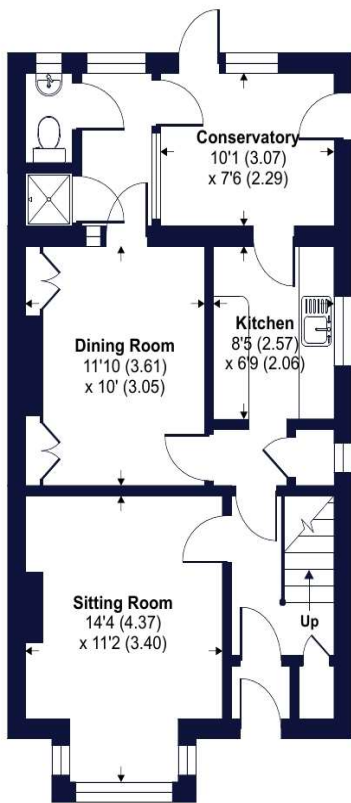
- Three bedrooms
- Semi-detached
- Three reception rooms
- Conservatory
- St Thomas area
- Single Garage
- Large private rear garden
- Shared driveway.

PROPERTY INFORMATION:

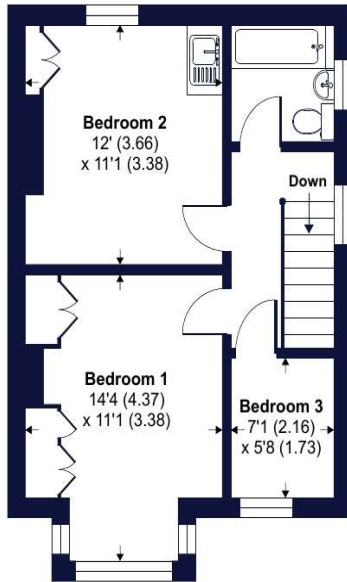
- Freehold
- Council tax Band: C
- Mains electric, water and drainage.

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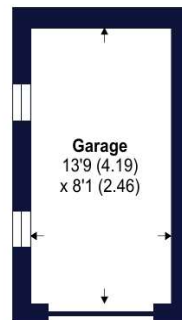
Approximate Area = 1018 sq ft / 94.5 sq m
Garage = 110 sq ft / 10.2 sq m
Total = 1128 sq ft / 104.7 sq m
For identification only - Not to scale



GROUND FLOOR

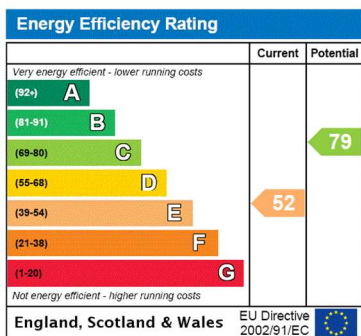


FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Winkworth. REF: 949623

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