



## Roche Garden, Exeter, EX2 6LS

£750,000

A well-proportioned four bedroom family home located in a convenient position in Countess Wear with lovely views across King George V Playing Fields

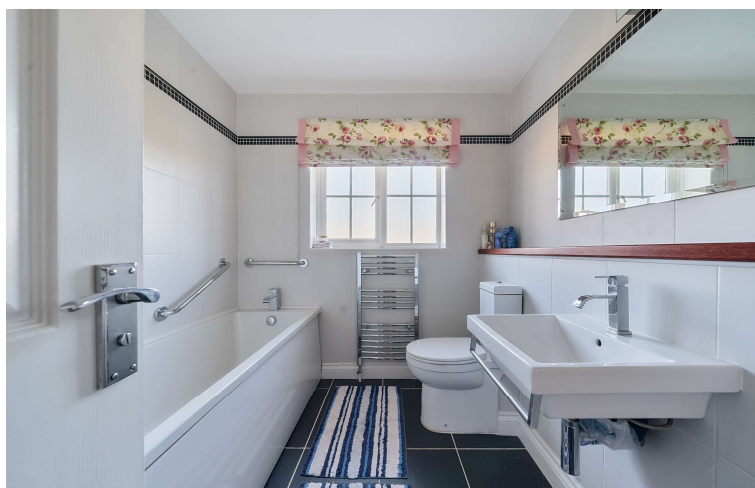
**Winkworth**

Crediton: 01363 773757  
crediton@winkworth.co.uk

Exeter: 01392 271177  
exeter@winkworth.co.uk

Winkworth.co.uk  
Tiverton: 01884 675 675  
tiverton@winkworth.co.uk





The accommodation consists of an entrance hallway, a spacious living room, a separate dining room and a study/bedroom,snug along with the kitchen, cloakroom and utility room on the ground floor.

Upstairs are four double bedrooms with an en suite to the master and the main family bathroom. Externally the property boasts good-sized front and rear gardens, a double garage and a driveway providing ample off-road parking.

**Entrance Hallway:** The front door opens to a generous entrance hallway which includes solid wood flooring, radiator, doors to the living room, dining room, study/snug, cloakroom and kitchen, and stairs rising to the first floor.

**Living Room:** A well-proportioned reception room enjoying a uPVC double glazed window to the front aspect and uPVC double glazed sliding doors opening out to the garden. There is also a feature fireplace, solid wood flooring. Two radiators, and an archway opening into the dining room.

**Dining Room:** The dining room benefits from a uPVC double glazed window to the rear aspect with lovely views over the garden, a radiator, solid wood flooring and doors to the study and hallway.

**Study/Bedroom 5/Snug:** A multi-functional room which could be used as a study, fifth bedroom or snug, with a uPVC double glazed window to the rear aspect overlooking the garden, solid wood flooring and a radiator.

**Cloakroom:** Downstairs cloakroom, low level WC, pedestal wash basin, solid wood flooring, a radiator, part-tiled walls and an obscured uPVC double glazed window to the front aspect.

**Kitchen:** A range of matching wall and base units with fitted worktops, tiled splashback, stainless steel sink with a mixer tap. Integrated appliances include a double eye-level electric oven, gas hob with an extractor hood over, fridge-freezer and a dishwasher. Radiator, door through to the utility room and two uPVC double glazed windows to the side aspects.

**Utility Room:** Equipped with a fitted worktop with a tiled splashback and a stainless steel sink with mixer tap. Space for washing machine and

tumble dryer. Vaillant combination boiler, doors to the garage and garden, radiator and uPVC double glazed window to the side aspect.

**Stairs & Landing:** Stairs rise to the first floor landing which provides access to the four bedrooms and bathroom, a hatch to the loft, radiator and a built-in storage cupboard.

**Bedroom 1 & Ensuite:** A good-sized double bedroom, triple built-in mirrored wardrobe, radiator and a uPVC double glazed window to the front aspect.

A door opens to the ensuite which is fully tiled, low level WC, a wall-mounted wash basin with a mixer tap over, large shower cubicle with a rainfall head and an additional handheld attachment. Fitted mirror, heated towel rail, mirrored cabinet and an obscured uPVC double glazed window to the front aspect.

**Bedroom 2:** A double bedroom complemented by a uPVC double glazed window to the rear aspect with lovely views over the garden and park, radiator.

**Bathroom:** The family bathroom is fully tiled and comprises a low level WC, pedestal wash basin with a mixer tap over, panelled bath with a mixer tap over and a separate shower cubicle. Additionally, there is a fitted mirror, a shaver light and socket, a heated towel rail and an obscured uPVC double glazed window to the rear aspect.

**Bedroom 3:** A further spacious double bedroom featuring a double built-in mirrored wardrobe, radiator and uPVC double glazed window to the rear aspect with views over the garden and park.

**Bedroom 4:** Another double bedroom, double built-in mirrored wardrobe, radiator and a uPVC double glazed window to the front aspect.

**Garden:** A good-sized enclosed garden to the rear which is mainly laid to lawn, a variety of well-established trees and shrubs. The patio to the rear of the garden offers an ideal space to sit out and enjoy alfresco dining, there is also another area of decking, and an area laid to gravel. There is a small fish pond with Cornish slate, with waterfall. A garden shed is located here, along with a tap and a gate allowing separate access. **Double Garage & Parking:** An impressive double garage, power and lighting with an electric up-and-over door to the front leading to a generous driveway offering off-road parking for multiple vehicles.





## At A Glance...

Four Bedroom Detached Home  
Fitted Kitchen Breakfast Room  
Sitting Room  
Dining Room  
Study  
Utility Room  
Master Bedroom with Ensuite  
Double Garage  
Parking for Several Cars  
Good sized Garden Backing onto Playing Fields  
Solar Panels  
Sought After Location

## PROPERTY INFORMATION:

Freehold  
Council Tax Band: F  
Mains Electric, Gas, Water and Drainage  
Phone: Full coverage  
Internet: Ultrafast full fibre broadband up to 1800mbps. Fibre to the premise



# Roche Garden, Exeter, EX2

Approximate Area = 1514 sq ft / 140.6 sq m  
 Garage = 279 sq ft / 25.9 sq m  
 Total = 1793 sq ft / 166.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Winkworth. REF: 1074443



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>83</b>	<b>87</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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