



3 ST. LUKES VIEW, COUNTESS WEAR ROAD, EX2 6DG





An impressive and substantial detached four bedroom townhouse situated in this enviable and highly sought after Countess Wear location. The expansive property boasts excellent family accommodation arranged over three floors. St Lukes View is conveniently situated about two miles from the centre of Exeter with bus stops nearby. It is well-placed for schools in St Leonard's, the RD&E hospital and the historic quayside with its excellent walks and cycle rides

At a glance...

- Elegant Four Storey Town House
- Four Double Bedrooms
- Three Bathrooms - Two En-suite
- Over 1700 Square Feet Over Four Stories
- Enclosed South Facing Garden
- Private Gated Garage
- Easy Access to Exeter City Centre
- No Onward Chain

All Mains Services Connected

- Gas Central Heating, Mains Drainage, Electric & Water
- Council Tax Band F



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The entrance hall leads to the cloakroom/WC. To the rear of the property is the open planned kitchen/dining room, feature fireplace with oak lintel, gas fired coal effect wood burning stove with slate hearth, a lovely spacious area with garden views, door giving access into the garden.

The kitchen is fitted with ample amount of high gloss wall, base units and pull out larger cupboard, granite work tops and splash backs. Large range cooker with 5 burner gas hob and electric ovens, with glass and stainless steel extractor. Integrated Neff dishwasher, fridge freezer and washing machine. Lower Ground Floor: The lower ground floor offers a secluded sitting/games room comprising of a generous open plan reception room, bright and spacious making the perfect space for flexible family use and large-scale entertaining. Feature modern fire, bi-fold doors leading to a paved area, large under stairs cupboard with glazed porch cupboard with skylight.

First & Second Floor: The upper floors offer flexible family accommodation, with the first-floor offering a spacious bedroom complemented with a luxury ensuite bathroom, an additional double bedroom with en-suite bathroom. The second floor has a further two double bedrooms and well-designed family bathroom, airing cupboard.

Outside: The front and rear gardens have been carefully planned. Front garden with steps down to a paved path. There is a charming patio area to the rear of the property providing the perfect outdoor entertainment space, featured decked walkway from the house to the garden with glass and stainless steel balustrade. Rear garden gate giving access to the gated garage area.

Services: All mains connected Council tax band: F





# St. Lukes View, Countess Wear Road, Exeter, EX2

Approximate Area = 1784 sq ft / 165.7 sq m

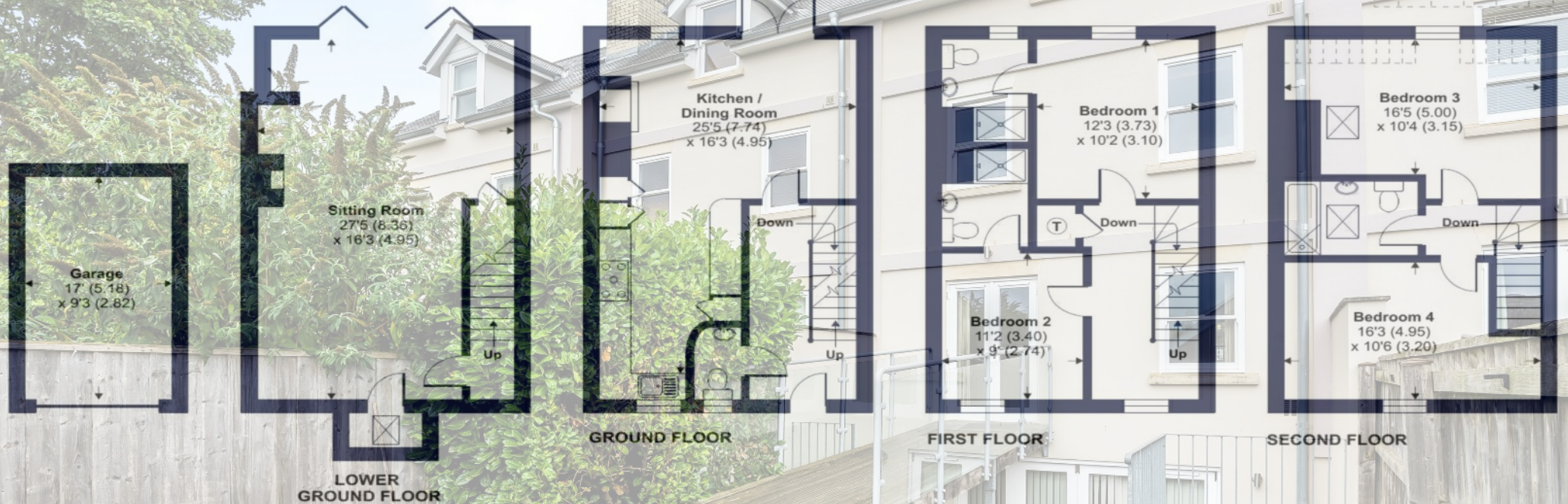
Limited Use Area(s) = 25 sq ft / 2.3 sq m

Garage = 158 sq ft / 14.7 sq m

Total = 1967 sq ft / 182.7 sq m

For identification only - Not to scale

Denotes restricted head height



Certified  
Property  
Measurer

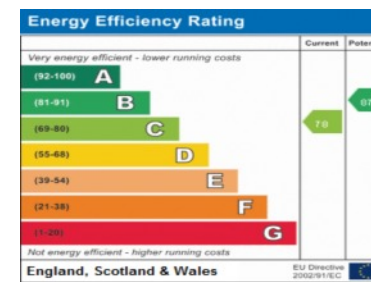
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2022. Produced for Winkworth. REF: 895236

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See things differently.