



Countess Wear Road, Exeter, 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.

Winkworth

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Description:

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:

Covered entrance porch with solid wood front door. 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 woodburning stove with slate hearth, a lovely spacious area with views of the garden. A single door gives access into the garden via a wooden walkway. The kitchen is fitted with ample amount of high gloss wall, base units and pull out larder cupboard, granite worktops and splashbacks. 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 generous but secluded sitting room comprising of a large open plan reception room, perfect for a family entertainment room or a games room. This bright and spacious room has a feature modern

fire, bi-fold doors leading to a paved area, large understairs 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 which is paired with an additional double bedroom, also including an en-suite bathroom. The second floor has another 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.

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use Thirdfort to undertake automated ID verification, AML compliance and source of funds checks. A charge of £10 is levied for each verification undertaken



At a glance...

Elegant Four Storey Town House

Modern Throughout

Four Double Bedrooms

Three Bathrooms

Two En-suite

Enclosed South Facing Garden

Private Gated Garage

Easy Access to Exeter City Centre

No Onward Chain

PROPERTY INFORMATION:

Freehold

Council tax Band: F

Mains electric, gas, water and drainage.

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



Approximate Area = 1784 sq ft / 165.7 sq m

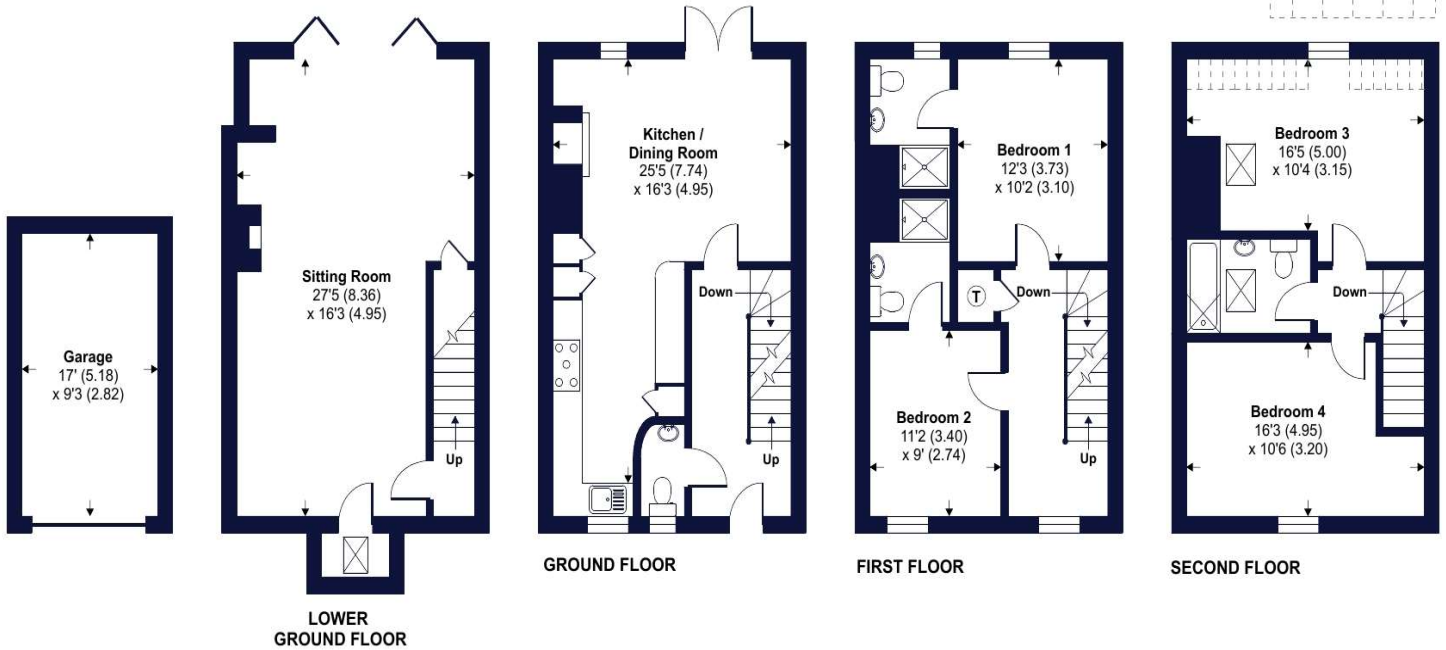
Limited Use Area(s) = 25 sq ft / 2.3 sq m

Garage = 158 sq ft / 14.7 sq m

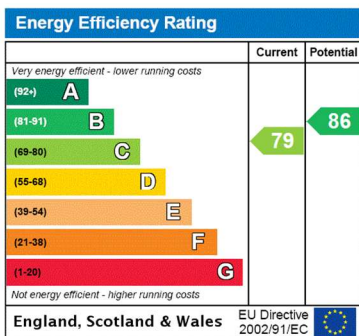
Total = 1967 sq ft / 182.7 sq m

For identification only - Not to scale

Denotes restricted head height



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



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