



Countess Wear Road, Exeter

EX2 6LR

A wonderful opportunity to acquire a truly superb 3 bedroom 1950's property which has been renovated to a very high standard, located in the much sought after Countess Wear Road

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



Description....

Ground Floor

Double glazed front door to enclosed entrance porch.

Enclosed entrance porch: Original quarry tiled floor. Double glazed windows to front aspect. Door to entrance hallway.

Entrance hallway: Attractive and spacious entrance hallway with beautiful parquet flooring and stairs rising to the first floor, radiator, windows to front with obscure glass, door to under stairs cupboard, doors to sitting room, kitchen/family room and downstairs shower room.

Sitting room: Light and spacious room with large feature double glazed bay window to front aspect with wonderful views over the River Exe and countryside beyond. Coved ceiling, radiator, modern electric fire, stunning parquet flooring.

Kitchen/Family Room: This spacious family entertainment area boasts beautiful parquet flooring and a large double glazed sliding patio door that opens onto the good sized patio/barbeque area. Features include a coved ceiling, a radiator, electric fire. The kitchen and breakfast area is generously proportioned, with large double glazed window with views over the rear garden and pump house. A beautiful kitchen which features a range of modern wall and base units and worktop, ceramic sink with mixer tap. Neff induction hob with extractor above, Neff double oven and dishwasher, standalone fridge freezer. Large island with a range of drawers offering extensive storage. In the utility area there is a Bosch washing machine and Bosch clothes dryer, larder cupboard, large Velux window and radiator. Door giving access to the garden and door through to the garage.

Shower Room: A great addition to the property, double glazed window with Velux window, a new modern white suite comprising a low-level WC, and a hand washbasin set within a vanity unit, good sized shower with glass door, mirror, tiled flooring and bespoke fitted shelves, heated towel rail.

First Floor Landing: Double glazed window, access to the loft space via a hatch - a large area which could be converted into an additional bedroom & bathroom (STP).

Door to the linen cupboard with shelving, and access to the bedrooms and bathroom.

Bedroom 1: The large double room is very impressive, built in wardrobes and featuring a large double glazed bay window that offers stunning views of the River Exe and the surrounding countryside. It includes a coved ceiling and a radiator.

Bedroom 2: Another generously sized double bedroom with a double glazed window offering lovely views of the gardens and King George Parkland. It includes a coved ceiling, a radiator, and a built-in wardrobes.

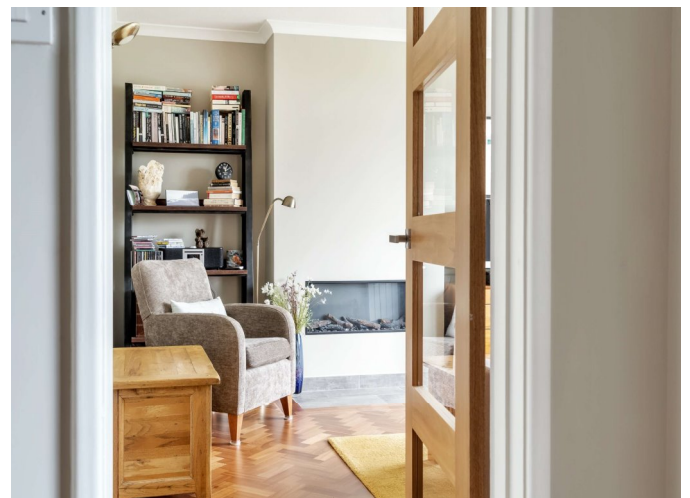
Bedroom 3: This bedroom features a good sized double glazed window to the front, providing wonderful views of the River Exe and the countryside. It includes a coved ceiling, a radiator, and built-in wardrobes.

Bathroom Room: The bathroom room offers double glazed window with lovely garden and parkland views. A modern bathroom suite with a large walk in shower, standalone bath, WC, large basin with vanity unit, mirror with built in light and shaver mirror, heated towel rail, under floor heating.

Outside:

Front Garden: The front garden is mostly laid to lawn with mature plant and shrub borders. A path leads to the front door, and there is gated side access. Additionally, there is a driveway with parking space for two vehicles, leading to an attached garage/store room. The garage/store room has an electric up and over door, , newly fitted wall-mounted gas boiler (6 years warranty remaining), lighting and power with additional access via the kitchen.

Rear Garden: The current owners have lovingly improved the garden. A spacious patio area adjoining the rear of the house, leading to a large, level lawn bordered by mature plants. A pathway leads down to the Old Pumpphouse, which currently serves as a workshop and garden storage area with light and power. A great new addition to the garden is the new vegetable garden with raised beds.



At a glance.....

1950's Semi-Detached House

3 Bedrooms

Family Bathroom

Downstairs Shower Room

Large Kitchen/Family Room

Beautifully Renovated

Stunning Original Parquet Flooring

Lovely Gardens

Pump House

Garage/Store Room

Driveway

PROPERTY INFORMATION:

Freehold

Council Tax Band: E

Mains Electric, Gas, Water and Drainage.

Countess Wear Road, Exeter, EX2

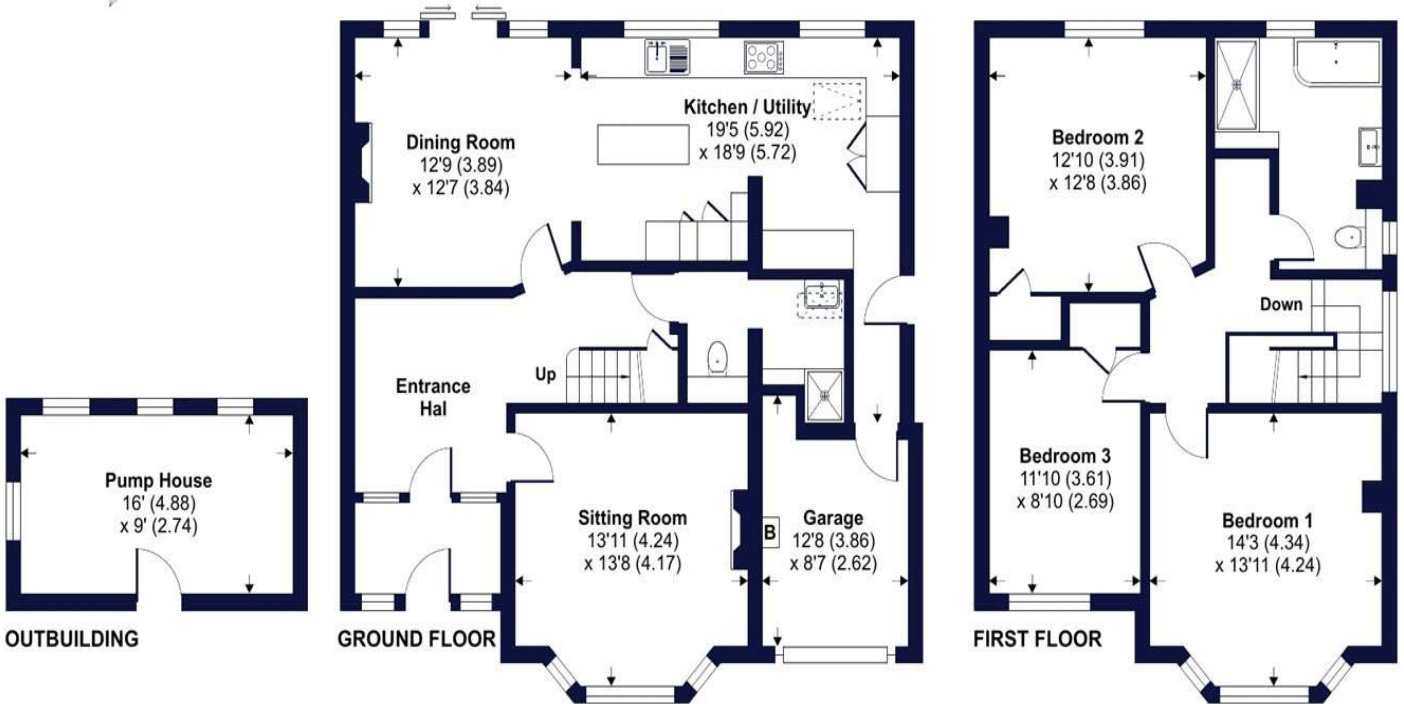
Approximate Area = 1568 sq ft / 145.7 sq m

Garage = 94 sq ft / 8.7 sq m

Outbuilding = 144 sq ft / 13.4 sq m

Total = 1806 sq ft / 167.8 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). © nchecon 2023. Produced for Winkworth. REF: 1050041

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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