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King Henrys Road, Exeter, EX2 6AL

£795,000

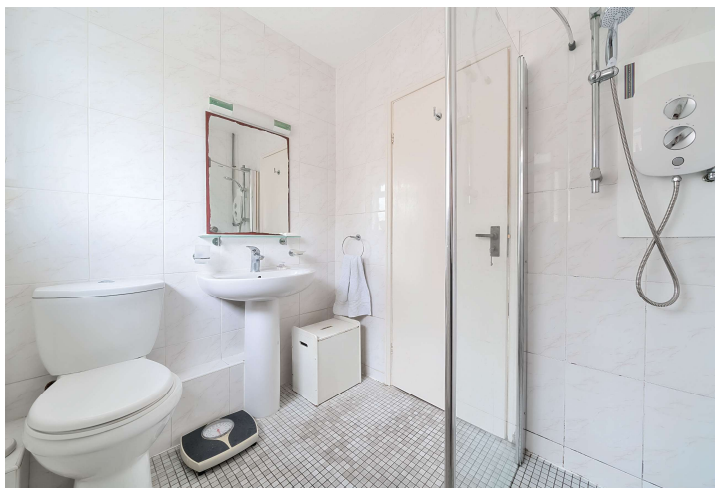
A good sized three bedroom detached family home in a great central location with wonderful gardens.  
Spacious versatile living accommodation, no chain.

**Winkworth**

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## Description....

Spacious versatile living accommodation, three good size bedrooms, family bathroom, reception hall, ground floor cloakroom, sitting room/dining room, garden room, store, spacious kitchen/breakfast room, utility room, private driveway and garage. Highly sought after small cul-de-sac position.

## The Property:

Entrance:

Obscure uPVC double glazed window. Doorway opens to:

Reception Hall: Stairs rising to first floor. Thermostat control panel. Deep understairs storage cupboard, door leads to:

Sitting Room/Dining Room: A light and spacious room. Gas effect fire with stone effect surround and mantel over. Range of built in shelving. Television aerial point. Radiator. Double aspect double glazed windows to the rear aspect with wonderful views over the playing fields and countryside beyond.

Garden Room: uPVC double glazed. Power and light. uPVC double glazed windows and sliding patio door providing access and outlook to rear garden.

Kitchen/Breakfast Room: A light and spacious room fitted with a range of matching wall and base units. Stainless steel sink with mixer tap and single drainer. Electric double oven, gas hob with extractor hood over. Integrated fridge, dishwasher and microwave. Radiator. Lovely outlook over rear garden.

Downstairs Cloakroom: A white suite comprising low level WC. Wall hung wash hand basin with mixer tap.

Door out giving access to the garage, store room and utility room.

Utility room: Wall and base units, stainless steel sink with mixer tap, plumbing for washing machine and power, window overlooking the gardens.

## First Floor:

First Floor Landing:

Access to part boarded roof space with electric light. (offering huge potential for further accommodation if required subject to necessary consents).

Bedroom One: Good sized double, double aspect. uPVC double glazed windows to front aspect. Built in wardrobes, radiator.

Bedroom Two: Another double room, airing cupboard and wardrobes. uPVC double glazed window to rear aspect offering fine outlook over rear garden, playing fields and countryside beyond.

Bedroom Three: uPVC double glazed window to rear aspect again offering fine outlook over rear garden, playing fields and neighbouring area.

Bathroom: A matching white suite comprising shower with glass screen, pedestal wash hand basin. Low level WC. Heated ladder towel rail. Tiled wall surround. Extractor fan. Obscure double glazed window to side aspect.

Landing: Linen/airing cupboard with range of fitted shelving.

Outside: Directly to the front elevation is a blocked paved driveway providing off street parking. Access to the front door and side door giving access to the rear of the property. To the right side elevation is a side gate with pathway to the rear garden. The rear garden is a wonderful feature of the property consisting of a patio area with electric awning/canopy. Water tap, large greenhouse. Good size shaped area of lawn. Surrounding shrub beds well stocked with a variety of maturing shrubs, plants, bushes and trees. To the lower end of the garden is a timber shed. The rear garden enjoys a high degree of privacy and is enclosed to all sides.



## At a glance....

Spacious Detached Home  
Three Bedrooms  
Family Shower Room  
Utility Room  
Parking  
Garage  
Driveway  
Wonderful Gardens  
Good Access to Local Amenities  
Short Walk to the RD&E Hospital and Riverside  
NO CHAIN

## PROPERTY INFORMATION:

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

# King Henrys Road, Exeter, EX2

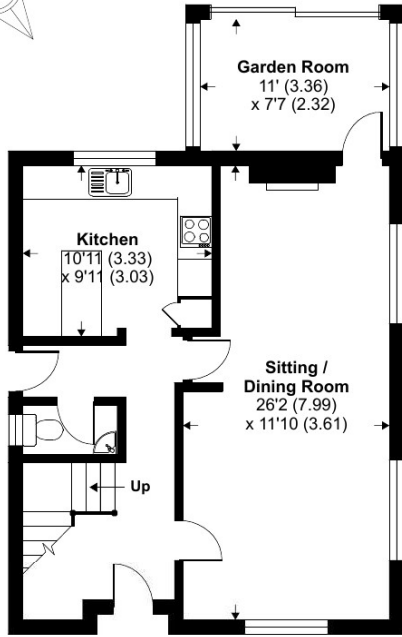
Approximate Area = 1217 sq ft / 113 sq m

Garage = 202 sq ft / 18.8 sq m

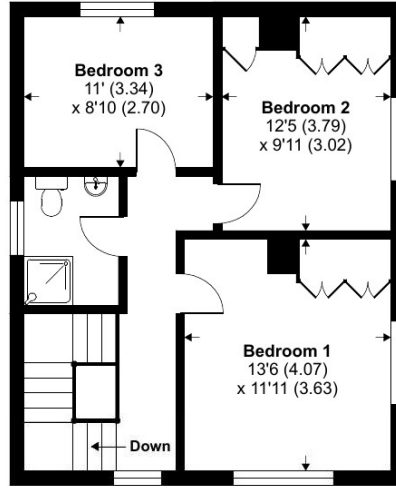
Utility = 82 sq ft / 7.6 sq m

Total = 1501 sq ft / 139.4 sq m

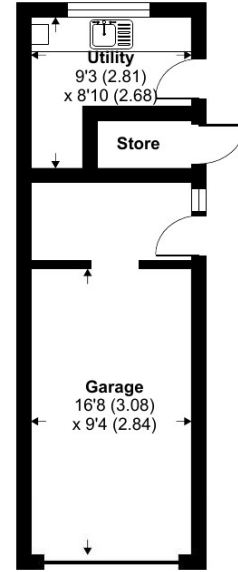
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1119727



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	
(81-91) <b>B</b>	84
(69-80) <b>C</b>	72
(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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