



A spacious three bedroom semi detached property in need of some updating and situated in a highly popular residential area of Countess Wear, close to all amenities, riverside walks and with good access to the city centre, business parks and major road network. The property offers; two reception rooms, spacious kitchen/breakfast room, attached workshop, three good size bedrooms and bathroom. The property offers lots of scope and potential for extending (subject to consents). Please note the property is a steel framed house (BISF) Chain Free.

Lower Wear Road
Countess Wear £165,000

West of 

Lower Wear Road Countess Wear £165,000

Spacious semi detached property in need of updating | Three bedrooms | Two reception rooms | Kitchen/breakfast room | Bathroom | Good sized rear garden | Attached timber built workshop | Scope and potential for development | Chain Free | Non standard construction

PROPERTY DETAILS:

APPROACH

Upvc part glazed front door to entrance porch.

ENTRANCE PORCH

Part glazed door to entrance hallway.

ENTRANCE HALLWAY

Spacious hallway with stairs to first floor. Wall mounted gas Baxi heater. Telephone point. Door to understair storage cupboard. Further door to meter cupboard. Door to kitchen/breakfast room. Glass panel door to living room.

LIVING ROOM

14' 4" x 12' 1" (4.37m x 3.68m) (max) Light and spacious living room with large Upvc window to front aspect. Feature fireplace with tiled mantle and hearth and fitted gas fire with back boiler behind. TV and telephone points. Doorway to dining room.

DINING ROOM

10' 3" x 8' 6" (3.12m x 2.59m) Further good sized reception room with Upvc double glazed window to rear aspect with view over the garden. Wood effect panelled walls. Wall mounted heater. Door to kitchen/breakfast room.

KITCHENBREAKFAST ROOM

10' 7" x 8' 6" (3.23m x 2.59m) Spacious kitchen/breakfast room with Upvc double glazed window to rear aspect. Fitted kitchen with range of base and wall units in white finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Space and plumbing for free standing gas cooker. Extractor fan. Fitted shelving. Two further worktop/breakfast bar areas with space under for further appliances. Part glazed door to workshop.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to first floor landing with Upvc double glazed window to side aspect. Hatch to loft space. Doors to bedrooms and bathroom.

BEDROOM 1

12' 4" x 12' 3" (3.76m x 3.73m) (max) Light and spacious double bedroom with Upvc double glazed window to front aspect. Radiator. Door to airing cupboard complete with hot water tank and shelving. Door to built-in wardrobe complete with hanging rail and shelf.

BEDROOM 2

13' 6" x 8' 6" (4.11m x 2.59m) Further spacious double bedroom with Upvc double glazed window to rear aspect with outlook over the gardens. TV point. Door to built-in wardrobe complete with hanging rail and shelf.

BEDROOM 3

9' 1" x 8' 5" (2.77m x 2.57m)(max) Single sized bedroom with Upvc double glazed window to front aspect. Stairs bulk head with space over and some built-in drawers.

BATHROOM

7' 2" x 6' 0" (2.18m x 1.83m) Upvc double glazed window to rear aspect with obscure glass. White suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround and electric shower over. Fully tiled walls.

OUTSIDE

FRONT

Generous sized level front garden enclosed by brick wall and hedgerow, with path to front door and workshop. Decorative beds laid to gravel.

WORKSHOP

21' 6" x 8' 4" (6.55m x 2.54m) Attached timber constructed workshop with light and power. Windows and pedestrian doors to front and rear. Space and plumbing for washing machine.

REAR GARDEN

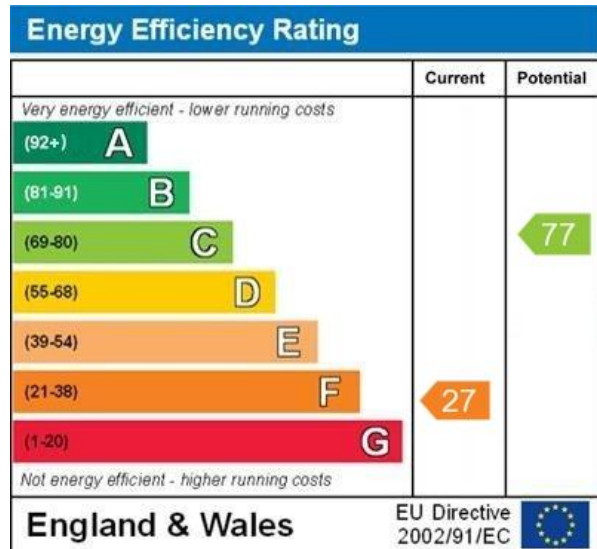
Good sized level rear garden with small paved patio and large composite raised decked sun terrace. Paving slab pathway leads through a lawned garden area edged with raised beds.

AGENTS NOTES:

Property is Freehold.
Council Tax Band: B - Exeter City Council
The property is of non standard steel frame construction.



Measurements are approximate. See to scale. Illustrative purposes only.
View with Metreage 10/22



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd, Reg. no. 07121967