



East of   
ESTATE AGENTS

Lower Wear Road

Exeter

Offers in excess of £295,000

# Lower Wear Road

Exeter O.I.E.O. £295,000

Attractive mid terrace three bedroom property located in a residential area of Countess Wear, with good access to local amenities, riverside walks and city of Exeter. The property features; light and spacious living room with bay window, double aspect kitchen/breakfast room, three good size bedrooms and family bathroom. The property also benefits from a large south/westerly facing rear garden, brick built store and large cabin offering a multitude of uses.

Attractive mid terrace house | Three bedrooms | Light and spacious lounge | Bright double aspect kitchen/dining room | Modern bathroom | Generous gardens to front and rear. | South/westerly facing rear garden | Large multi use cabin in rear garden | Brick built garden store

## PROPERTY DETAILS:

### APPROACH

Covered entrance canopy. Part glazed Upvc front door to entrance hallway.

### ENTRANCE HALLWAY

Spacious hallway with Upvc double glazed window to front aspect. Quality wood flooring. Radiator. Door to understair cupboard. Doors to living room and kitchen/dining room.

### LIVING ROOM

12' 6" x 11' 9" (3.81m x 3.58m) (plus bay window) Light and spacious living room with large Upvc double glazed bay window to rear aspect with outlook over the garden. Radiator. Feature fireplace with slate hearth and fitted log burning stove. TV and telephone points. Alcove shelving.

### KITCHEN/DINING ROOM

18' 9" x 10' 2" (5.72m x 3.1m) (max) Spacious double aspect room with Upvc double glazed windows to front and rear aspect. Fitted kitchen with range of base, wall and drawer units in cream finish. Solid wood worktop and inset Butler style sink with mixer tap. Integral electric oven and gas hob with extractor hood over. Integral washing machine and dishwasher. Space for freestanding fridge/freezer. Radiator. Tiled floor. Door to understair storage cupboard.



## FIRST FLOOR

### STAIRS/LANDING

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

### BEDROOM 1

12' 8" x 11' 2" (3.86m x 3.4m) Spacious double bedroom with two Upvc double glazed windows to rear aspect with outlook over the gardens. Radiator. TV point. Door to deep storage cupboard.

### BEDROOM 2

11' 5" x 11' 2" (3.48m x 3.4m) Further spacious double bedroom with Upvc double glazed window to rear aspect. Radiator. Doors to two storage cupboards. TV point.

### BEDROOM 3

9' 4" x 7' 7" (2.84m x 2.31m) (max) Single size bedroom with Upvc double glazed window to front aspect. Radiator. Double doors to over stair storage cupboard housing gas combi boiler.

### BATHROOM

7' 8" x 7' 7" (2.34m x 2.31m) Upvc double glazed window to front aspect with obscure glass. Modern white suite comprising; low level w.c., hand wash basin set in vanity unit, bath with tiled surround, mixer tap with shower head attachment, and sliding glass doors to tiled shower enclosure with mixer shower. Chrome ladder style radiator. Wall mounted electric fan heater.

## OUTSIDE

### FRONT

Shared pathway leads down to the front entrance and around to a covered passageway leading to the rear gardens. Good size enclosed front garden laid to lawn and edged with hedgerow.

### REAR GARDEN

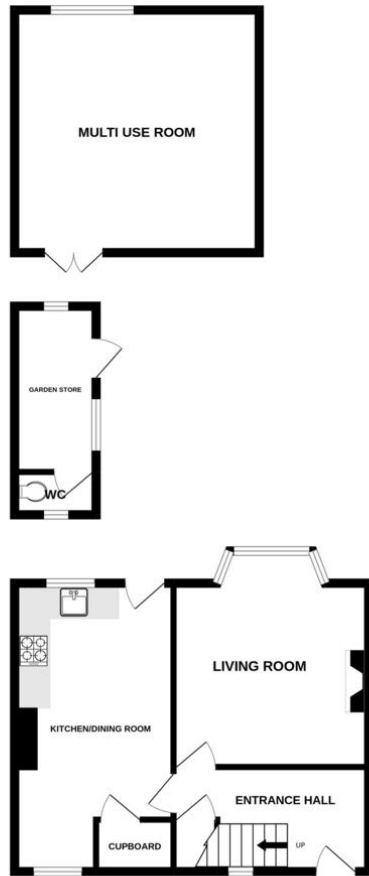
Large south/westerly facing rear garden comprising of; covered patio/entertaining area with path to lawned garden edged with mature plants and shrubs. Brick built garden store with internal door leading to a w.c. Plus a garden shed. Path to side gate and passageway to front.

### CABIN/MULTI-USE ROOM

15' 8" x 15' 6" (4.78m x 4.72m) Upvc French doors to a large fully insulated room offering a multitude of uses. Light and power. Upvc double glazed window to rear. Wall mounted electric fire.



GROUND FLOOR



1ST FLOOR



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

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metrofix ©2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<a href="http://www.epc4u.com">www.epc4u.com</a>			



**EXETER OFFICE**  
 18 Southernhay West Exeter EX1 1PJ  
 Tel: 01392 833999  
 enquiries@eastofexe.co.uk  
 www.eastofexe.co.uk

**EAST DEVON OFFICE**  
 61 Fore Street Topsham Exeter EX3 0HL  
 Tel: 01392 345070  
 enquiries@eastofexe.co.uk  
 www.eastofexe.co.uk

**WEST OF EXE OFFICE**  
 Main Road Exminster EX6 8DB  
 Tel: 01392 833999  
 enquiries@westofexe.co.uk  
 www.westofexe.co.uk