





FULL DESCRIPTION The lovely Family home has a large downstairs area with a living room/dining space with French doors leading out on to the sunny garden. The property also has a large fitted kitchen that also allows access to the garden and to the outbuilding which is currently used as a utility space. The property has off road parking and is located in the popular area of Countess Weir.

Exeter City Centre is only minutes away from the property and there are plenty of buses that run into the late evening that give easy access. The property is ideally located for people who enjoy cycling. With cycle paths in to the city and to nearby coastal towns this is a great location.

ENTRANCE HALL Lovely light and spacious entrance hall with space to store shoes and jackets and access to a large under stair storage cupboard.

LIVING ROOM 14' 5" x 10' 4" (4.41m x 3.16m)
Spacious living room with large window allowing light to flood the room making it feel extra spacious. The living room has a beautiful working feature fireplace and a large opening in to the dining room.



DINING ROOM 10' 4" x 6' 9" (3.16m x 2.06m) Light and airy dining space with large French doors opening up on to the patio area of the garden. The dining room has an open hatch looking in to the kitchen.

KITCHEN 13' 8" x 10' 4" (4.17m x 3.17m) Large fitted kitchen with plenty of storage cupboards and space for appliances. The kitchen has a large window and a glass

door leading to the garden.

OUTBUILDING/ UTILITY The outbuilding is a fantastic space and is currently used as a utility space and extra storage. It has plumbing and electrics for your washing machine and dryer.

MASTER BEDROOM 16' 1" x 10' 5" (4.91m x 3.18m) Big double room with large window and fitted wardrobes. The master bedroom also gives access to the en-suite.

EN-SUITE 7' 1" x 6' 3" (2.16m x 1.93m) En-suite bathroom consisting of a bath, WC and hand wash basin. The bathroom has a window for extra ventilation.

BEDROOM 2 8' 10" x 9' 3" (2.71m x 2.84m) Good sized double bedroom with built in wardrobe and large window.

BEDROOM 3 10' 6" x 7' 4" (3.21m x 2.26m) Bedroom 3 is a good sized single room with a window overlooking the garden.

FAMILY BATHROOM 6' 7" x 5' 10" (2.03m x 1.78m) The family bathroom consists of a Shower, WC and hand wash basin and again has a window for extra ventilation.

GARDEN The property comes with a large garden. Half of the garden is paved and is perfect for al-fresco dining and family BBQs. The other part of the garden is grass and there are some pretty bushes and plants.









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