



A detached family home with four bedrooms, master en-suite, an integral garage, parking and an enclosed rear garden, in the Beacon Heath area of Exeter

9 Roundtable Meet | Exeter | EX4 8LG

**complete.**  
thoroughly good property agents

**PROPERTY TYPE**

Detached House  
Freehold

**SIZE**

1,122 sq ft

**LOCATION**  
City**AGE**  
1980s to 1990s**BEDROOMS**

4

**RECEPTION ROOMS**

1

**BATHROOMS**

2

**WARMTH**  
Gas Central Heating**PARKING**  
Garage**OUTSIDE SPACE**  
Large Garden & Patio**EPC RATING**  
72 (C)**COUNCIL TAX BAND**  
D**in a nutshell...**

- Modern fitted kitchen
- Spacious living room and separate dining room
- Four good sized bedrooms
- Master en-suite
- Light and neutral décor throughout
- Enclosed rear garden
- Integral garage and off road parking
- Close to local amenities and schools
- Ideal family home





## the details...

Fresh to the market is this fabulous, modern, detached family home with four bedrooms, master en-suite, an integral garage, parking and an enclosed rear garden, in the Beacon Heath area of Exeter.

Inside, it is well-presented with light and neutral décor throughout and feels warm and welcoming with gas central heating and double glazing. The ground floor comprises of an entrance hallway with a convenient ground floor cloakroom, a spacious and light, open-plan living/dining room, with a staircase to the first floor, a cupboard beneath and patio doors to the rear garden, and a good-sized, modern kitchen with loads of worktop and cupboard space, tiled splashbacks, a fan oven with a gas hob and stainless-steel filter hood above, floor space for an upright fridge/freezer and space with plumbing beneath the worktops for a washing machine and dishwasher, a condensing system boiler hidden away in a matching wall cabinet, and a door to the garden.

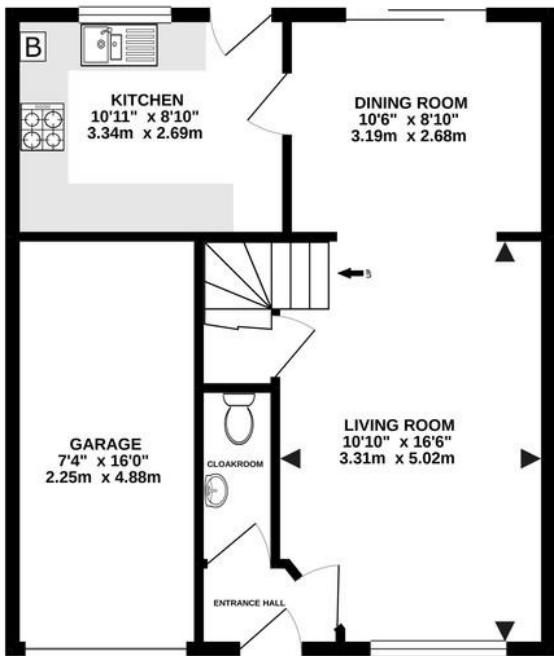
Upstairs, there is a spacious master bedroom which has built-in wardrobes and an en-suite shower room, three further light and airy bedrooms, a double and two singles, two with fitted wardrobes, and a family bathroom with a modern white suite comprising of a centre-fill bath with a shower and glass screen above, a pedestal basin and a WC, and the wide, galleried landing has an airing cupboard with slatted shelving for linen and an insulated hot water cylinder.

Outside, at the rear of the property, a good-sized garden is well-maintained, split-level, and fully enclosed making it safe for both children and pets. There is a large, paved terrace, great for entertaining, an outside tap for convenience, and a couple of steps leading up to a raised, enclosed, level area of lawn with an area of decking that has a sheltered garden seat, and timber-edged beds of shrubs and ornamental trees. A gate at the side of the property provides alternative access to the front and to the integral single garage which has shelving, lights and power and an up and over door to the tarmac driveway beside the front lawn, where there is additional parking for one car and more available on-road nearby.

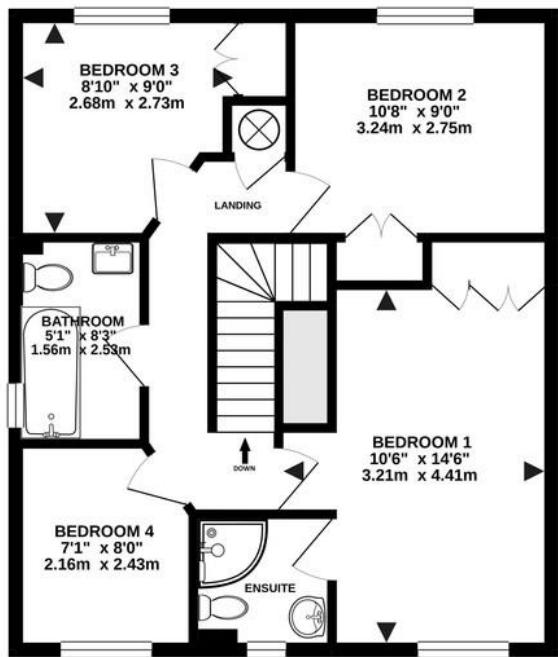


## the floorplan...

GROUND FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1122 sq.ft. (104.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2021



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY.** All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.

## the location...

Shops and eateries of every kind, a cathedral, lovely architecture, university, racecourse, the Exeter Chiefs rugby team – Exeter has the lot. It's well connected too: the M5 and direct trains to Paddington (in as little as 2h10) and an international airport. A great city.

### Shopping

Late night pint of milk/supermarket: Morrisons 0.6 mile  
Town centre: 2.2 miles

### Relaxing

Beach: Exmouth 11.5 miles  
Park: Bettysmead Playing Fields 0.5 mile

### Travel

Bus stop: Beacon Lane 0.2 mile  
Train station: St Daviids Train Station 2.7 miles  
Main travel link: M5 2.5 miles  
Airport: Exeter 4.8 miles

### Schools

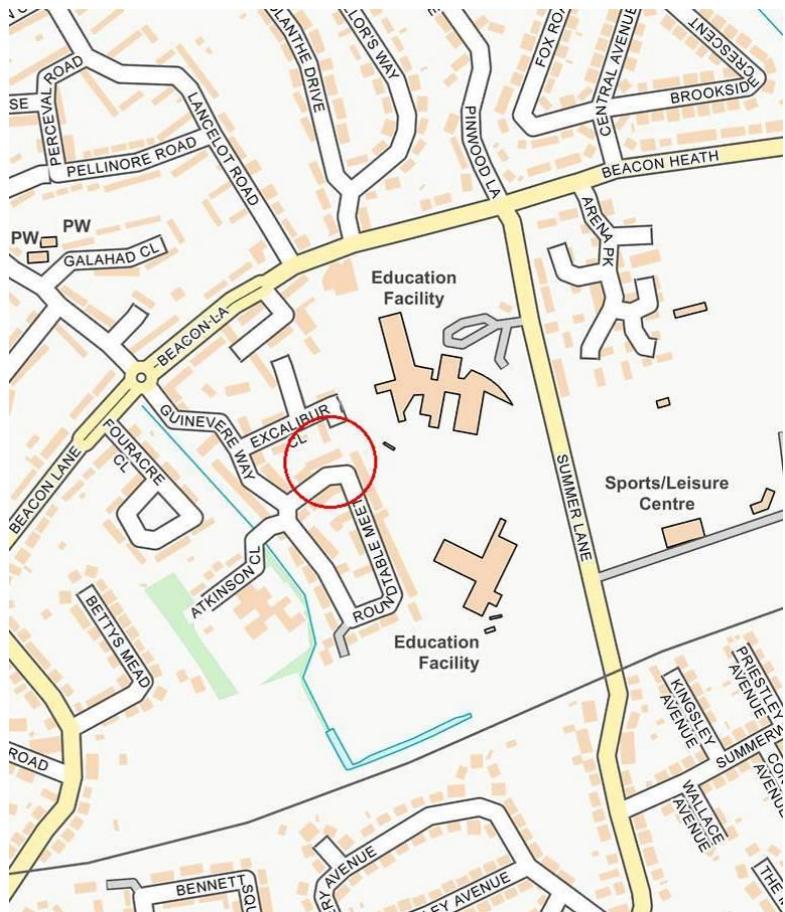
Willowbrook School: approx. 459 ft  
Stoke Hill Junior School: 1 mile

Please check Google maps for exact distances and travel times.

**Property postcode: EX4 8LG**

## how to get there...

From our office in Cranbrook proceed right on Younghayes Road, take the second exit onto London Rd and turn right onto Station Rd and at the end of the road turn left onto the B3181, continuing on Pinn Hill. Continue straight on Main Rd until you reach the double roundabout, at which you will need to take the second exit on the first roundabout onto Church Hill and take the first left turn onto Harrington Ln and follow the road straight onto Beacon Heath. The road will follow straight onto Beacon Ln until you reach a roundabout, at which you will need to take the onto Guinevere Way and at the end of the road turn left onto Roundtable Meet, where the property can be found.





Need a more complete picture? Get in touch with your local branch...

Tel 01392 422500  
Email [exeter@completeproperty.co.uk](mailto:exeter@completeproperty.co.uk)  
Web [completeproperty.co.uk](http://completeproperty.co.uk)

Complete  
141 Younghayes Rd  
Cranbrook  
EX5 7DR

Are you selling a property too? Call us to get a set of property details like these...

selling

letting

land &  
new homes

signature  
homes

complete.