



A family house conveniently located in Countess Wear near to local amenities and to excellent transport links. This spacious property is in need of complete refurbishment but offers a large open lounge diner and kitchen on the ground floor with four generous bedrooms and family bathroom on the first floor. Out to the rear is a small garden and to the front is ample off-road parking in front of the integral garage.

49 Newport Road  
Exeter £275,000

East of **EXE**

# 49 Newport Road Exeter £275,000

Spacious Semi Detached | Four Bedrooms | Large Open Lounge Diner | Kitchen | Family Bathroom | Integral Garage | Rear Garden | Off-Road Parking

## APPROACH

The property is set back off the road behind a cropped privet hedge with tarmac drive up to the garage. A small glazed porch provides sheltered access to the front door.

## ENTRANCE HALLWAY

Inside is a spacious hallway with stairs to the first floor with storage cupboard below and door to the reception room.

## LOUNGE / DINER 6.70m by 5.39m

A large 'L' shaped lounge/diner awaits with patio doors leading out to the rear garden and a central fireplace.

## KITCHEN 3.23m by 3.11m

The kitchen is fitted with a range of wood effect wall and base units topped with a dark grey granite effect worktop with inset sink and finished with a range of white wall tiles.

## BATHROOM

The family bathroom has been fitted with a white suite with a shower over the bath, and finished with a range of white wall tiles.

## BEDROOM 2 3.79m by 3.30m

The first of the bedrooms which easily accommodates a double bed.

## BEDROOM 1 4.39m by 3.30m

Another spacious room with built-in wardrobes around the chimney breast.

## BEDROOM 3 3.24m by 3.11m

Bedroom three is an ample double room that looks out over the rear garden.

## BEDROOM 4 2.68m by 2.33m

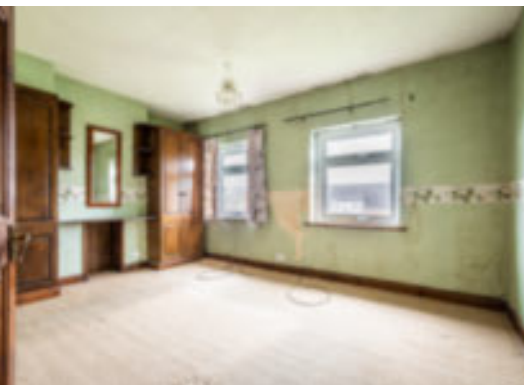
The smaller of the rooms that again has views out to the rear garden.

## GARAGE 6.70m by 3.71m

To the side of the house is an integral garage with up-over door to the front and pedestrian access to the garden out to the rear. Located within is a downstairs W.C.

## GARDEN

Out to the rear the garden has been mainly laid to lawn with a selection of shrubs. A patio runs across the back of the property where there also hosts a small shed.



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East of **EXE**

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.