



Admiral Way
Greenacres, Exeter £425,000

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Nestled within a crescent of highly regarded Charles Church built homes, this superbly presented four-bedroom modern townhouse offers generous and versatile accommodation over three floors. The property benefits from a modern newly fitted kitchen/dining room with separate utility room, office/reception room 2 and a first floor sitting room with balcony. This stunning property is ideally located for Exeter golf and country club, Newcourt Railway station and access to all major routes and amenities.

Modern Townhouse | Accommodation Over Three Floors | Four Bedrooms | Master Bedroom with Ensuite | Spacious Kitchen/Diner | Separate Utility Room | Two Reception Rooms | Cloakroom | West Facing Rear Garden | Generous Sized Garage

DESCRIPTION

The property is approached via a covered entrance canopy leading to a composite front door and into a spacious entrance hallway. The hallway provides coat hanging space, inset matting, stairs rising to the first floor, and doors leading to the cloakroom, study, and kitchen/dining room. The cloakroom is fitted with a modern white suite comprising a low-level WC and pedestal wash hand basin, complemented by a chrome ladder-style radiator. The study is a versatile additional reception room, ideal for home working or a playroom, and enjoys an outlook over the central green.

The light and spacious L-shaped kitchen/dining room is a real heart of the home, featuring an attractive newly fitted contemporary kitchen with an excellent range of shaker style wall and base units. Integrated appliances including a Smeg dual range double oven with extractor fan over and gas hob, fridge freezer and dishwasher. French doors and a window provide plenty of natural light and open directly onto the rear garden. A separate utility room has space and plumbing for laundry appliances, a rear-facing window, sink, radiator, and houses the gas boiler.

To the first floor, the spacious landing provides access to the living room and principal bedroom, along with useful storage and stairs rising to the second floor. The impressive L-shaped living room is filled with natural light and features twin French doors opening onto a balcony, creating a lovely space for



relaxing and entertaining. The principal bedroom is generously proportioned with two windows overlooking the garden and benefits from a modern en-suite shower room with a tiled shower enclosure and chrome ladder-style radiator.

The second floor comprises three further well-sized bedrooms, all suitable for double beds, along with a contemporary family bathroom fitted with a white suite including a bath with shower over, pedestal wash hand basin, and low-level WC.

Outside, the front of the property is laid to lawn with a pathway to the front door and gravel borders. The rear garden has been tastefully landscaped and features a large paved patio area adjoining the house, deep planted borders with mature shrubs, and steps leading down to a gravelled seating area with gazebo and garden shed. A rear access gate leads to the garage, which is generously sized and located beneath a coach house, accessed via an up-and-over door.

LOCATION

Located highly convenient and popular residential location on the outskirts of Exeter, offering an excellent balance of city living and access to open spaces. The area is well served by a range of local amenities including shops, supermarkets, cafés, and schools, all within easy reach. Excellent transport links are available, with nearby road access to the M5, A30, and A38, making it ideal for commuters, while Exeter city centre is just a short drive, cycle, or bus journey away.

The location also benefits from close proximity to riverside and countryside walks, as well as easy access to nearby Topsham, known for its charming estuary, independent shops, and popular pubs and restaurants. Exeter St David's and Exeter Central railway stations provide direct links to London Paddington and Waterloo, while Exeter International Airport is also within comfortable reach.

AGENTS NOTES

To the best of the Vendors knowledge, they have advised the following: -

Tenure: Freehold

Council Tax Band: D

Council: Exeter City Council

Parking: Garage

Garden: Rear Garden

Electricity: Mains

Heating: Mains Gas Boiler

Water supply: Mains

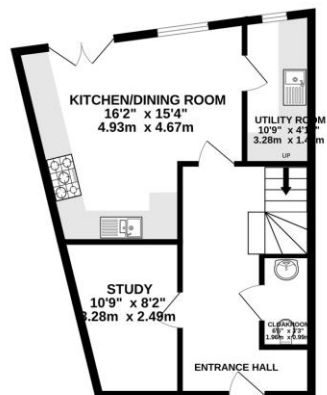
Sewerage: Mains

Broadband: Full Fibre Broadband available with up to 1600mbps download and 115mbps upload

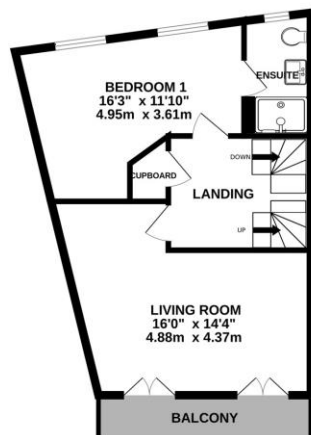
Mobile Signal: Several networks currently showing as available at the property including O2 and Vodafone



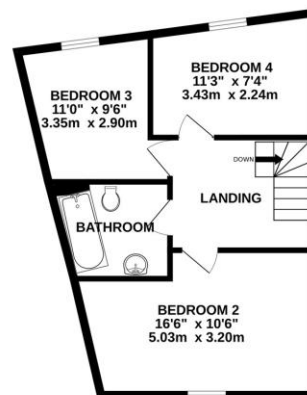
GROUND FLOOR
459 sq.ft. (42.7 sq.m.) approx.



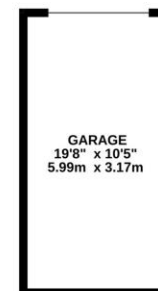
1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



2ND FLOOR
456 sq.ft. (42.3 sq.m.) approx.



GROUND FLOOR
204 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA : 1577 sq.ft. (146.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken in the preparation of these sales particulars, they are for general guidance only. All measurements, descriptions and other details are approximate and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves, as to the accuracy of the information by inspection, measurement or otherwise. If inadvertently omitted or inaccurate details come to light after distribution, East and West of Exe reserves the right to withdraw, amend and reissue this brochure without notice or liability for any financial loss prior to exchange of contracts. East and West of Exe has no authority to make legal representations or warranties in relation to the property, including but not limited to boundaries, environmental matters, planning, building regulations and title matters, and cannot enter into any contract on behalf of the Vendor. All offers are subject to contract and the Vendor reserves the right to refuse any offer without giving reason. We do not accept responsibility for any expenses incurred by prospective purchasers at any stage of the transaction, in relation to properties that have been sold, let, or withdrawn. These particulars are prepared in accordance with the Consumer Protection from Unfair Trading Regulations (2008) and the Business Protection from Misleading Marketing Regulations (2008). Any material information known to the agent has been disclosed; however, buyers must make their own enquiries to confirm any details that are material to their purchasing decision.



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