

MEADOW WAY, EXETER, EX2 5BJ

GUIDE PRICE £325,000



Semi Detached - Recently Updated Features - Three Bedrooms - New Modern Kitchen & Bathroom - Large Garden With Views Over St Michael's - Small Outbuilding & Conservatory



An immaculately presented, modern three bedroom semi-detached home. Situated within the popular Heavitree area, located minutes from the Exeter RD&E. The property offers fantastic access to the City Centre, A30, M5 motorway and well-regarded schools.

The property has been modernised throughout since the owner purchased the property. From a new boiler fitted in 2022 to the house repointing being complete!

The accommodation is light and spacious throughout comprising in brief - entrance hall, living room with double doors leading to the dining room and kitchen to the ground floor.

The kitchen was newly fitted in 2022, and is fully fitted with a integral 4 ring gas hob, double oven and microwave; plumbed space for dishwasher.

Two double rooms bedrooms and a single room are situated to the first floor, all bedrooms offering ample space for storage and an updated family bathroom.

Outside the property to the rear offers a small extension to the rear, which could be utilised as a sunroom or storage space.

It has a large rear garden laid with lawn with a patio seating area to the top great for the summer rays, whilst overlooking St Michael Heavitree Church.



There is a small outbuilding for storage which could be used for storage, utility room or small home office space.

Property has shared driveway leading down to the garage which has side access and roller shutter doors, power is fitted within.

LOCATION Heavitree Pleasure Park (known locally as Heavitree Park) hosts a range of recreational activities including a bowls club, tennis courts, children's play areas, basketball court, BMX dirt jumps and children's paddling pools and an exciting new café/community hub venue.

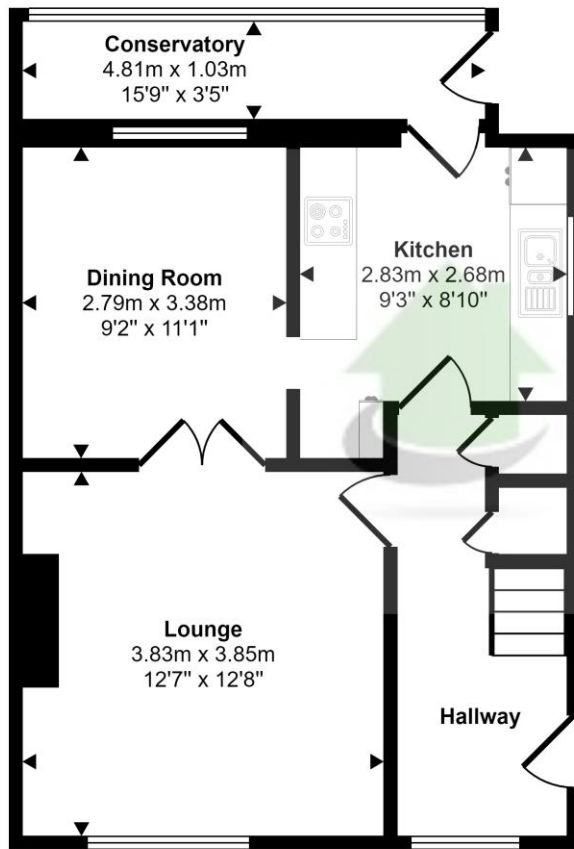
The property is also situated just minutes walk from Exeter Royal Devon and Exeter Hospital and a short journey from Exeter City Centre.



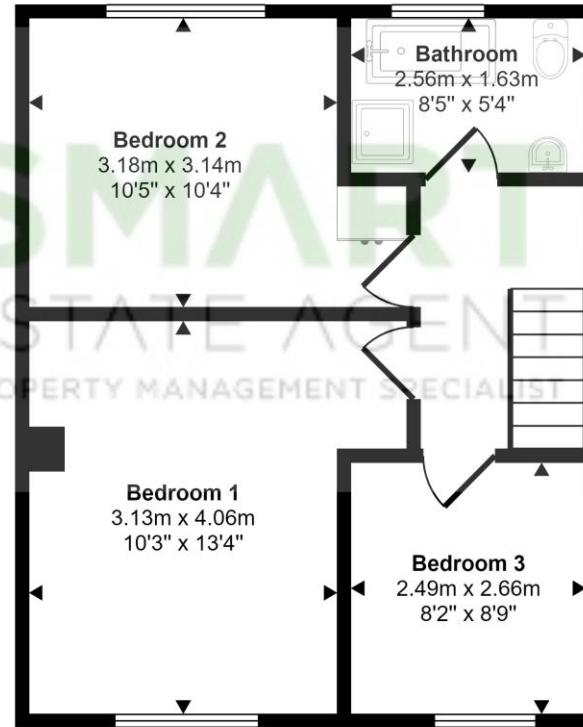




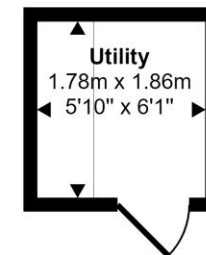
Approx Gross Internal Area
95 sq m / 1022 sq ft



Ground Floor
Approx 49 sq m / 524 sq ft



First Floor
Approx 43 sq m / 462 sq ft



Utility
Approx 3 sq m / 36 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.