



East of 
ESTATE AGENTS

Roche Garden
Exeter £700,000

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This spacious detached property is located on the highly sought after Countess Wear Road address which enjoys close proximity to the Riverside Valley Country Park. The property is ideally located for access on to Bridge Road leaving the city on the southern fringes and Topsham Road for access to the city centre. It is nestled within minutes' walk to some beautiful green spaces of King George V playing fields and to the River Valley Park, along with Exeter Golf & Country club. This well-proportioned family home offers generous living space with a large lounge, dining room, study and kitchen breakfast room on the ground floor. The first floor offers four double bedrooms with a master ensuite and family bathroom. To the rear is a beautiful, enclosed, lawned gardens and to the front is a double garage with ample parking.

Four Double Bedrooms with Master Ensuite |
Detached | Spacious Lounge | Kitchen and Breakfast
Room | Dining Room | Study and Utility Room |
Beautiful Rear Garden | Double Garage | Ample
Parking | Solar Array

DESCRIPTION

This property offers spacious living throughout with a lovely wide reception hall upon entrance offering access to all ground floor principal rooms. The sitting room enjoys double aspect views with patio doors looking out and over the immaculate gardens. A separate dining room which can also be accessed from the sitting room and hallway leads to a ground floor study with further views over the garden. The kitchen is fully fitted out with wooden wall and base units with built-in appliances, and a breakfast room to the side.



Located just off the kitchen is the utility room with space for white goods and access out to the garden and to the integral garage. The first floor of this property offers a spacious landing giving way to four double bedrooms, including the master ensuite with its own double shower cubicle. There is a family bathroom fitted with a white suite and separate shower.

GARDENS AND GROUNDS

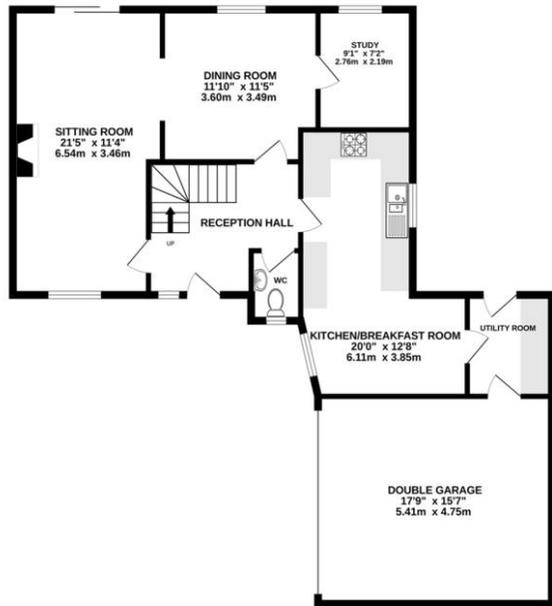
A dining terrace runs the full width of the property overlooking the beautiful well-established gardens. Much of the garden is laid to lawn with the borders filled with an array of flowering plants and shrubs. At the far corner is a further seating and barbeque area with a second feature circular area and elegant water feature. To the front of the property the drive leads to the double garage with a gravelled parking area and flowering borders.

LOCATION

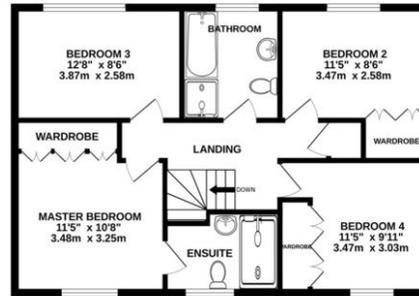
The property is located just off Countess Weir Road and Topsham Road and is ideally positioned for accessing the city of Exeter and to the main M5/A30 corridor and is on a regular public transport route. King George V playing fields and both River Side and Ludwell Valley Park are just a short walk away along with Exeter Golf and Country Club and several well renowned public houses.



GROUND FLOOR
1070 sq.ft. (99.4 sq.m.) approx.



1ST FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 1746 sq.ft. (162.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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