



Mount Wear Square
Exeter £340,000

West of 

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Exeter

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Situated on the eastern outskirts of Exeter in a highly sought-after residential area, this attractive semi-detached home sits on a generous plot and offers spacious, light-filled accommodation throughout. Outside, the gated entrance leads to a block-paved driveway with parking for a number of vehicles and an electric car charging point. The rear garden is tastefully landscaped with a large paved area, raised borders, and a curved seating area, perfect for outdoor entertaining. An ideal family home in a desirable location with easy access to local amenities, schools, and transport links. Early viewing highly recommended.

Attractive 3-bedroom semi-detached home in a sought-after area of Exeter | Located on the desirable eastern outskirts of the city | Generous plot offering excellent outdoor space | Spacious living room filled with natural light | Stylish kitchen/dining room ideal for family meals and entertaining | Modern family bathroom plus ground floor shower room | Large and practical utility room with ample storage | Gated block-paved driveway with parking for a number of vehicles | Electric vehicle charging point included | Beautifully landscaped rear garden with paved area, raised borders & curved seating

PROPERTY DETAILS:

APPROACH

Covered entrance canopy. Part glazed front door to entrance hallway. Outside light.

ENTRANCE HALLWAY

Spacious entrance hallway with Upvc double glazed window to side aspect with obscure glass. Stairs to first floor. Coat hanging space. Radiator. Double doors to large understair storage cupboard. Modern glass panel doors to living room and kitchen/dining room.

LIVING ROOM

13' 3" x 12' 6" (4.04m x 3.81m) Wonderful light and spacious living room with large Upvc double glazed window to front aspect. Radiator. Feature fireplace with wood mantle, marble effect inset and hearth, and fitted gas coal effect fire. TV point. Fitted alcove shelving and desk space.

KITCHEN/DINING ROOM

19' 5" x 9' 1" (5.92m x 2.77m) Spacious kitchen/dining room with Upvc double glazed window to rear aspect with outlook over the garden and double glazed french doors opening onto the garden. Shaker style fitted kitchen with excellent range of base, wall and drawer units in Black finish. Solid wood worktop with matching upstands and inset stainless steel sink. Integral electric single oven and induction hob with extractor hood over. Integral freezer and slimline dishwasher. Radiator. Recess spotlights. Doorway to utility room.



UTILITY ROOM

16' 8" x 9' 5" (5.08m x 2.87m) Large useful space with a range of fitted base and wall units in black finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Space and plumbing for washing machine and dryer. Double doors to further large storage cupboard. Wall mounted gas combi boiler. Coat hanging space. Recess spotlights. Upvc double glazed window to front aspect, and Upvc part glazed doors to front and rear aspect. Wood effect laminate flooring. Door to shower room.

SHOWER ROOM

5' 9" x 5' 3" (1.75m x 1.6m) Upvc double glazed window to side aspect with obscure glass. Modern white suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and glass sliding doors to tiled shower enclosure with mixer shower. Radiator. Extractor fan.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to spacious first floor landing with Upvc double glazed window to side aspect with obscure glass. Hatch with pull-down ladder to boarded loft space, with light and power. Doors to bedrooms and bathroom.

BEDROOM 1

13' 1" x 9' 0" (3.99m x 2.74m) Spacious master bedroom with Upvc double glazed window to rear aspect with outlook over the gardens. Radiator. Sliding doors to fitted wardrobe. TV point.

BEDROOM 2

12' 6" x 7' 7" (3.81m x 2.31m) Further spacious room with Upvc double glazed window to front aspect. Radiator. Sliding doors to fitted wardrobe.

BEDROOM 3

12' 1" x 9' 2" (3.68m x 2.79m) (some height restriction) Good sized third bedroom with Upvc double glazed window to front aspect. Radiator. TV point.

BATHROOM

7' 0" x 5' 5" (2.13m x 1.65m) Upvc double glazed window to rear aspect with obscure glass. White suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and bath with tiled surround, glass shower screen and mixer shower. Extractor fan. Ladder style radiator.

OUTSIDE

FRONT

Large enclosed front garden area laid to block paving and edged with flower borders, and offering parking for a number of vehicles. Wall mounted electric car charging port.

REAR GARDEN

Spacious paved patio leads onto an artificial lawn, all bordered by attractive raised flower beds. A large, raised fish pond adds a tranquil focal point. Steps take you up to a dedicated BBQ area, complete with built-in work surfaces and a stylish curved seating area enhanced by feature lighting-ideal for entertaining. The garden also includes an outside tap, a large fitted shed for storage, and offers a high degree of privacy.

AGENTS NOTES:

To the best of the Vendors knowledge they have advised:

Tenure: Freehold

Council Tax Band: C

Council: Exeter City Council

Parking: Large driveway offering parking for up to 4 plus vehicles

Garden: Enclosed rear garden

Electricity: Mains

Gas: Mains

Heating: Gas central heating

Water: Mains

Sewerage: Mains

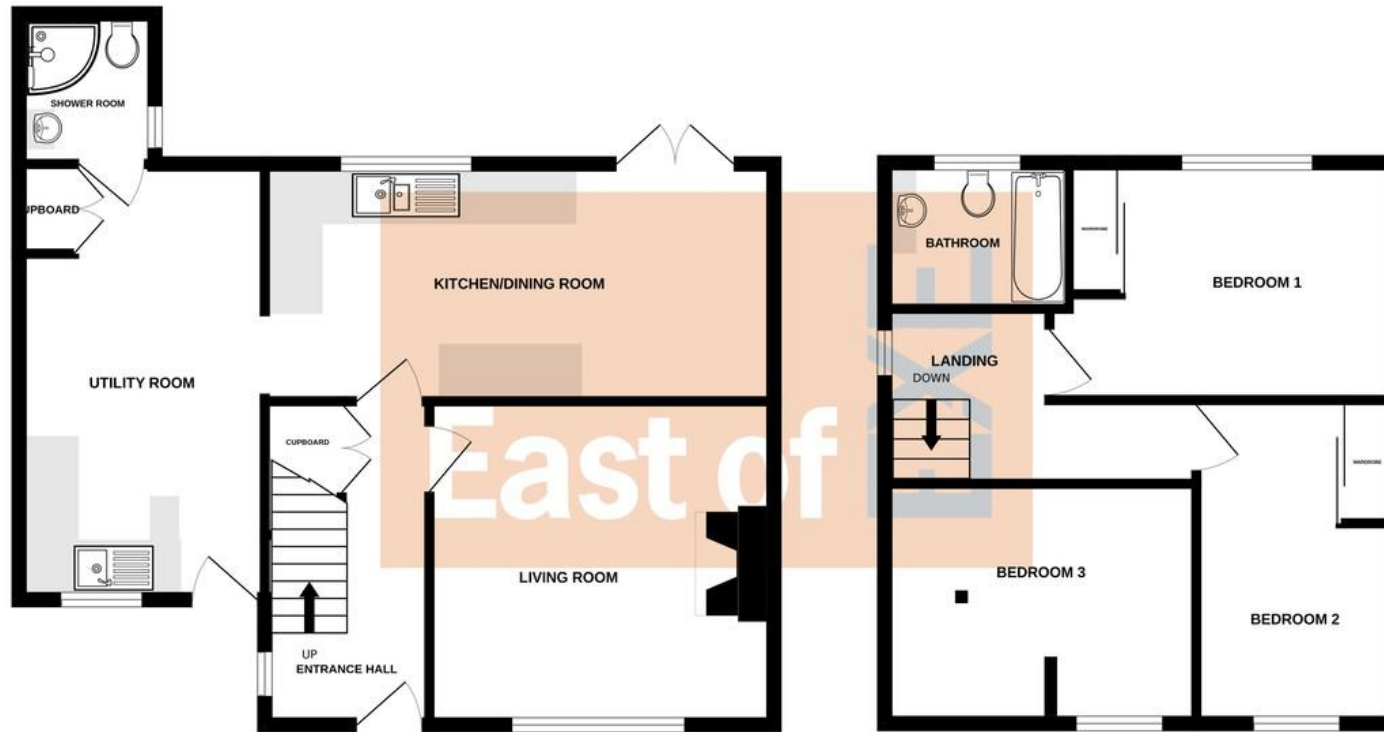
Broadband: Standard - Highest available download speed is 15 Mbps and the Highest available upload speed is 1 Mbps. Faster speeds available at additional cost.

Mobile Coverage: Various mobile networks available for this property



GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

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



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