



East of   
ESTATE AGENTS

Carnegie Walk  
Newcourt, Exeter £300,000



# Carnegie Walk

Newcourt, Exeter £300,000

A modern double fronted three bedroom end-of-terrace home in a highly sought after Exeter suburb, offering easy access to local amenities, a nearby train link, and major road networks. The property features spacious accommodation, including a large double aspect living room and a kitchen/dining room with modern fitted units. There are three generous bedrooms, with the master benefiting from an en-suite, along with contemporary bathrooms. Externally, the home offers a large garden, nearby garage and parking. Offered chain free.

Modern double fronted property | Three good sized bedrooms | Light and spacious living room | Further spacious kitchen/dining room | Modern fitted kitchen | Master bed with en-suite | Modern bathroom | Large garden | Garage with parking in front | Chain Free

## DESCRIPTION

The property is approached via a covered entrance canopy leading to a composite front door and into a welcoming entrance hallway, which provides access to a convenient cloakroom, useful understairs storage and stairs rising to the first floor.

The ground floor offers well-balanced living accommodation, including a bright and spacious double-aspect living room with a front-facing window and French doors opening directly onto the rear garden. The kitchen/dining room is also dual aspect and features a modern Shaker-style fitted kitchen with a range of wall, base and drawer units, integrated oven and gas hob, and ample space for freestanding appliances. French doors from the dining area open onto the garden, making this an ideal space for both everyday family life and entertaining.

To the first floor, a generous landing gives access to three well-proportioned bedrooms. The principal bedroom is a spacious double and benefits from an en-suite shower room. There are two further bedrooms,





both of good size, along with a modern family bathroom fitted with a white suite.

Externally, the property enjoys a small open-plan front garden laid to gravel with a pathway to the entrance and side access to the rear. The large, level, south-facing rear garden features a raised composite decked terrace leading down to a lawned area, bordered by slate chippings and planting, with gated rear access to the garage and parking.

The property further benefits from a single garage with roller door and an allocated parking space positioned directly in front.

### LOCATION

In a sought-after residential area with good access to both Topsham and Exeter, M5 and A30. Situated close to Exeter Golf and Country Club, David Lloyd, Exeter Chiefs and the nearby Tesco Superstore. There is also a direct level cycle route to Topsham plus Newcourt railway station is a 2 minute level walking distance away, offering links to Exmouth and Exeter with its mainline links to Bristol, London and beyond. The area is served by a regular bus service and the property is accessible to level riverside walks and cycle paths.

### AGENTS NOTES:

To the best of the Vendors knowledge they had advised the following:

Tenure: Freehold

Council Tax Band: D

Council: Exeter City Council

Garage/Parking: Single garage with one parking space in front located in rear parking area

Garden: Enclosed large southerly facing garden

Electricity: Mains

Heating: Gas central heating

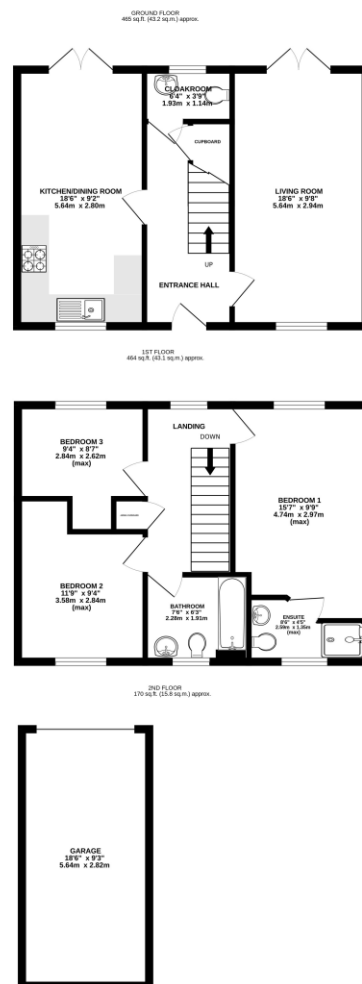
Water: Mains

Sewerage: Mains

Broadband: Full fibre broadband available with upto 1600mpbs download and upto 115mbps upload.

Mobile Coverage: Various mobile networks available for this area.





TOTAL FLOOR AREA: 1099 sq.ft. (102.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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