



## Semi-Detached FAMILY home

CHECK OUT this well-presented, semi-detached family home, featuring three comfortable bedrooms, a bright and airy living/dining room, and kitchen. Additional highlights include a convenient cloakroom, en-suite shower room and a family bathroom. Outside, the property offers an enclosed rear garden and a garage with an additional parking space. Perfectly situated close to local schools, with excellent road and rail links providing easy access to Exeter, A30 and M5.

25 Higher Meadow | Exeter | EX5 7AY





PROPERTY TYPE

Semi-Detached House



SIZE

866 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

District Heating System



PARKING

Garage



OUTSIDE SPACE

Garden



EPC RATING

70C



COUNCIL TAX BAND

D



### in a nutshell...

- Three Bedrooms
- Front Facing Kitchen
- Bright and Airy Sitting/Dining Room
- Bathroom, Cloakroom & En-suite Shower Room
- Enclosed Rear Garden
- Garage and Off-Road Parking
- Easy access to M5 and A30
- Excellent travel links to Exeter
- Local Schools & Rail Station





## the details...

A paved path bordered by mature shrubs leads to the front door, where you step into a welcoming entrance hall. This inviting space also includes a practical downstairs cloakroom fitted with a WC and wash basin

To your left, the kitchen is well equipped with ample worktop space, practical vinyl flooring and an electric oven with hob, extractor fan and dishwasher, with further space for a washing machine and fridge-freezer. A large front-facing window fills the room with natural light.

At the rear of the property, you'll find a spacious and light-filled sitting/dining room. This inviting space benefits from practical laminate flooring and a built-in cupboard, while French doors open directly onto the enclosed rear garden, creating a seamless connection between indoor comfort and outdoor living.

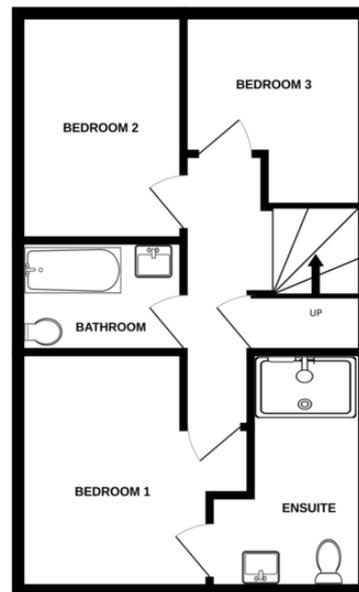


## the floorplan...

GROUND FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.6 sq.m.) approx.



APPROXIMATE AREA EXCLUDES GARAGE

TOTAL FLOOR AREA : 866sq.ft. (80.5 sq.m.) approx.

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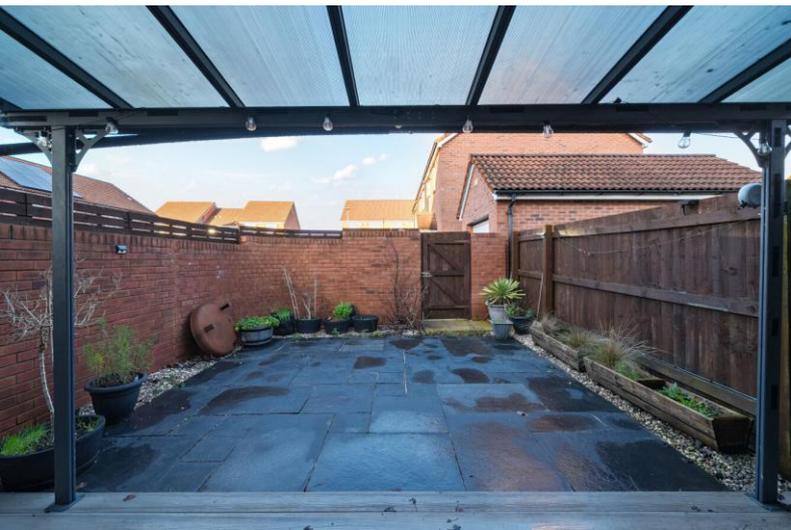
Upstairs, the principal bedroom is presented as a spacious double, complete with fitted wardrobes, overhead storage and an en-suite shower room featuring a double shower, WC, vanity unit and heated towel rail. Two further bedrooms enjoy views over the rear of the property, offering flexible space for family living, a home office or welcoming guest accommodation.

Completing the accommodation is a modern bathroom, finished with vinyl flooring. It includes paneled bath with shower over, WC, wash hand basin with storage and a heated towel rail.

Outside, the rear garden is fully enclosed and thoughtfully designed for easy maintenance, featuring a mix of patio and decking that creates distinct areas for relaxing or outdoor dining. An awning provides welcome shade during the summer months. A rear gate leads directly to the off-road parking and the garage, which benefits from an up-and-over door, power and lighting.

Tenure - Freehold  
Council Tax Band D







Need a more complete picture? Get in touch with your local branch...

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