



Tremorvah

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64 Cowley Bridge Road, Exeter, Devon, EX4 5AF



City centre 2 miles

A detached family home located in a convenient location benefiting from elevated far reaching views

- Detached family home
- 4 Double bedrooms
- 2 Bathrooms (1 en suite)
- Kitchen
- Living room
- Conservatory
- Utility room
- Garage & driveway
- Elevated views

Guide price £450,000



SITUATION

Situated just off Cowley Bridge Road on the western outskirts of the university and cathedral city of Exeter, in an elevated position, which provides wonderful views over the surrounding countryside. This popular residential area is within easy access of the university and St Davids mainline railway station.

DESCRIPTION

Tremorvah enjoys an elevated position, set back from the road, with far reaching countryside views beyond the River Exe. This pleasant four bedroom detached property is in need of refreshment, providing the perfect opportunity for someone to put their own stamp on the property. Outside, there is a charming rear garden with a patio area, and to the front a garage and parking.

ACCOMMODATION

This detached family home offers generous accommodation of approaching 1,600sq ft with a large entrance porch, entrance hallway, cloakroom/wc. Off the hallway is a generously sized L-shaped living room with a large window enjoying the countryside views. Off this is a conservatory with access to the garden. The kitchen is a light room with a rear aspect overlooking the garden. There is a pantry and utility room also.

The first floor accommodates a master bedroom enjoying a dual aspect with countryside views plus en suite bathroom. Bedroom 2 is again a double with a front aspect benefitting from the views. Bedroom 3 is another double with a rear aspect over the garden and built-in storage. There is a further double bedroom plus family bathroom.

OUTSIDE

Doors from both the kitchen and conservatory open onto the landscaped garden to the rear with areas of planted borders, a range of fruit trees and a lawn. The rear garden benefits from a charming summerhouse opening out onto a delightful patio area. Pedestrian access leads to the front of the property which offers a garage and driveway parking.

SERVICES

All mains services are connected.

DIRECTIONS

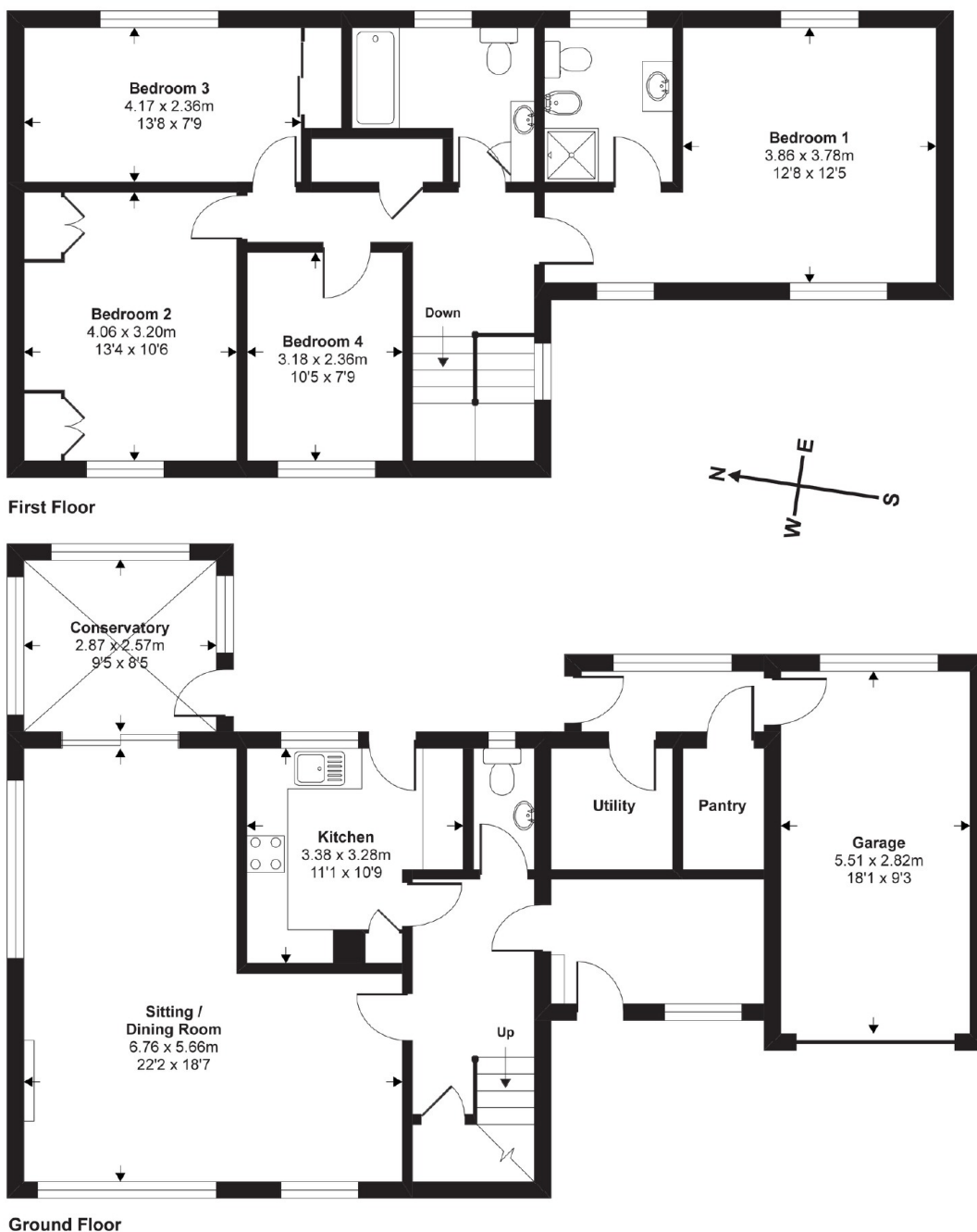
From the centre of Exeter, proceed along Paris Street and continue to the Clock Tower roundabout, taking the second exit and continuing on New North Road, merging with Cowley Bridge Road. Towards the end of the road, before Cowley Bridge roundabout the property can be found on the right hand side (by the lay-by) at No.64.



Tremorvah

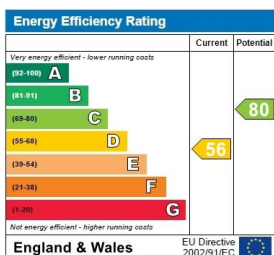
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Approx. Gross Internal Floor Area
148.5 Sq Metres 1599 Sq Ft (Excludes Garage)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.



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