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13 Wear Barton Road, Exeter, EX2 7EH

PRICE £250,000
TENURE Freehold



A Well Presented And Much Improved Semi-Detached House Situated In A Most Popular Location Close To Amenities

Reception Hall • Lounge & Dining Area • Fitted Kitchen •
Covered Walk Way With Access To Utilities Cupboard & Further Store Cupboards •
Two First Floor Double Bedrooms • Bathroom / WC •
Fully Enclosed Rear Garden With Log Cabin • Viewing Strongly Recommended •



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A well presented and recently refurbished semi-detached house offering spacious accommodation located in a highly favoured residential area. Countess Wear is located on the south-eastern outskirts of Exeter and offers excellent access to major road links and a range of local amenities. A local bus service runs to the city centre. The property benefits from a recently replaced roof covering, a modern boiler for hot water and central heating and an attractive enclosed rear garden arranged for al-fresco dining / entertaining together with a log cabin. Viewing is strongly recommended.

THE ACCOMMODATION COMPRISES: Glazed panelled front door with patterned glass and outside canopy giving access to:

RECEPTION HALL: With stairs rising to the first floor landing with useful understairs recess beneath; radiator with display surface over; double glazed window to side aspect; telephone point; part glazed door leading to:

LOUNGE: 13' (4.06m) 4" x 12' 6" (3.81m) A most attractive room with double glazed window to front aspect; fitted shelving unit in wall recess; feature fireplace with open grate, tiled hearth and wooden fire surround; television point; radiator housed in feature radiator cover; wood laminate flooring; opening through to:

DINING ROOM: 9' 5" (2.87m) x 9' 1" (2.77m) With radiator housed in feature radiator cover; wood laminate flooring; sliding double glazed patio doors opening onto the rear garden; door leading to:

KITCHEN: 10' 0" (3.05m) x 9' 0" (2.74m) maximum overall measurement (also accessed from the reception hall). Fitted with a range of gloss finish patterned work top surfaces with inset stainless steel one and a half bowl single drainer sink unit with mixer tap over; range of base cupboards (incorporating carousel unit), drawer units and integrated fridge beneath work top surfaces; inset four ring gas hob with extractor hood and built-in oven / grill below; matching wall units at eye-level (one housing the gas boiler installed less than one year ago); heated towel rail; tiled flooring; double glazed window to rear aspect; part glazed door opening to:

COVERED WALK-WAY: 19' 4" (5.89m) x 3' 8" (1.12m) A very useful area with tiled flooring; doors giving access to both front and rear elevations; power and light connected; access to:

UTILITIES / STORE ROOM: 9' 0" (2.74m) x 6' 0" (1.83m) With plumbing for washing machine; shelving; power and light connected; tiled flooring; adjoining LOG AND COAL STORE: 6' 0" (1.83m) x 2' 7" (0.79m) with tiled flooring and shelving.

FIRST FLOOR LANDING: With access to roof space; double glazed window to side aspect; stripped wood flooring; doors leading to:

BEDROOM ONE: 13' 3" (4.04m) x 12' 5" (3.78m) A most spacious main bedroom with two double glazed windows overlooking the front aspect; fitted range of drawer units with display surfaces over and incorporating a dressing table area; radiator; access to walk-in wardrobe with clothes rail and shelving with light connected and with further access to boarded eaves storage space.

BEDROOM TWO: 13' 1" (3.99m) x 9' 1" (2.77m) Double glazed window to rear aspect; radiator; two built-in single wardrobes.

BATHROOM / WC: Comprising of a bath with shower attachment; wash hand basin with cupboards below; WC; tiling to splash prone areas; part tongue and groove walling to dado rail height; radiator; double glazed window with patterned glass.

OUTSIDE: To the front of the property is a lawned area of garden edged with shrub beds with a pathway leading to the property. The **REAR GARDEN** is beautifully presented and planned with ease of maintenance in mind comprising of a patio sun terrace and decked terrace area ideal for al-fresco dining with central patio pathway leading to a substantial log cabin. The remainder of the garden comprises of decorative stone garden areas, flower beds and borders, outside cold water tap and ornamental water feature. There is a covered area with lighting and door leading to an outside **BRICK SHED:** 6' 0" (1.83m) x 2' 7" (0.79m) with plumbing and potential for conversion into a ground floor cloakroom / WC.

SUBSTANTIAL LOG CABIN: Accessed via glazed double doors and divided into two areas with power, light and heating. This is ideal for those wanting to work from home or in need of a studio.

FLOOR PLAN:



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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