





FULL DESCRIPTION A rare opportunity to acquire this high end David Wilson - Hatherley home. This property is immaculately presented with 6 double bedrooms in a prestigious area of similarly glorious houses. The property also comprises a lounge, study, kitchen/diner and double garage with spacious driveway. The property has UPVC double glazed windows and gas central heating throughout. The property is fitted with solar panels. These generate approx 3200 kwh per annum and we receive a feed in allowance from govt.

Well regarded Primary & Secondary (public and private) schools are within walking distance of the property. As is the beautiful Exeter quay, local shops, transport links, Exeter RD&E & cycle tracks. Although close to the city this location gives a lovely private feel. This wonderful home is well situated for access to major road links including the M5 and A30.

As you enter the ground floor the entrance hall is spacious and has access to a storage cupboard, the rooms on the ground floor and the stairs.



From the entrance hall you will find the high-end kitchen/diner with granite worktops and integrated double oven, fridge/freezer, and dishwasher. The kitchen diner has huge floor to ceiling windows and French doors leading to the wonderful garden. This room is the hub of the house and makes a great space for family time or socialising with friends.

From the kitchen/diner you can access the utility room which has space for both washer/dryer and even more

storage and worktop space. There is another glass door leading to the side of the house.

The living room is a great size with French doors leading to the garden making it light and airy, a great space to relax after a busy day.

The study is an excellent addition to the ground floor. There is also a WC.

The 6 double bedrooms are located on the first floor, 2 of which are ensuite. The master suite is particularly spacious and has plenty of space for wardobes and additional furniture. The allocated ensuite for this room has a bathtub AND a stand alone shower.

The family bathroom is again modern with WC, hand wash basin bath tub and separate shower.

This family home comes with great outdoor space and it is not overlooked at all. The garden is fully enclosed and has a patio area perfect for BBQs and Al fresco dining. There is a large grass area which is ideal for children or pets to play on and the mature shrubs and bushes really add character. The current owners have added composite decking to catch the end of day sunshine in the garden.

The driveway is large enough for 2 + cars and the double garage with eaves storage has light and power. The garage can also be accessed via the kitchen.

ENTRANCE HALL Spacious entrance hall with access to under stair storage, rooms on the ground floor and



the stairs.

KITCHEN/ DINER/ FAMILY Fantastic sized room with integrated appliances, French Doors and large windows. This room also gives access to the integral garage.

LOUNGE Great sized room with French doors leading to the garden.

STUDY Multi-use room. Currently used as a treatment







room.

CLOAKROOM Consisting of a WC and hand wash basin.

FIRST FLOOR

BEDROOM 1 Huge double room with bay window, integrated wardrobes and access to the ensuite.

ENSUITE Large ensuite consisting of a WC, hand wash basin, bath and separate shower.

BEDROOM 2 Large double bedroom with 2 windows and access to an ensuite.

ENSUITE Consisting of a WC, hand wash basin, and separate shower.

BEDROOM 3 Large double bedroom with 2 windows.

BEDROOM 4 Large double bedroom with window.

BEDROOM 5 Large double bedroom with 2 windows.

BEDROOM 6 Double bedroom with large window currently used as an additional study.

FAMILY BATHROOM Consisting of a WC, hand wash basin, bath and shower overhead.

OUTDOOR SPACE Rear garden with large grass area, patio area and composite decking. There is also an additional gravelled area to the side of the house.



Front Garden
Laid to lawn.

Driveway
Suitable for 2+ cars giving access to the double garage.

ADDITIONAL INFORMATION There is an estate management charge which is approximately £350pa.

AGENTS NOTES 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. These particulars do not constitute part or all of an offer or contract and Smart Estate agent has not verified the legal title of the property and the buyers must obtain verification from their solicitor. We have not tested any fixtures, fittings, equipment and it is the buyers interests to check the functionality of any appliances.

▼ Ground Floor



▼ 1st Floor



Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 B
69-80	C		