

HIGHER WEAR ROAD, EXETER, EX2 7EL

OFFERS IN EXCESS OF £300,000



Higher Wear Road, Exeter

Features

- Modern Throughout
- Recently Updated Features
- Two Large Bedrooms
- Landscaped Sunny Rear Garden
- Rear & Side Extension
- Open Plan Kitchen / Diner
- Modern Fitted Kitchen with Velux Windows
- Utility Room & Downstairs WC
- Close To School's & Transport Links
- Front Porch

Summary

New to the market is this fantastic two bedroom property situated in a great location, very close to the RD&E, Topsham and the City Centre. There is great access to transport links and local amenities.

Comprising of a new newly fitted extended kitchen, open plan dining room leading to the living room. There is also a side extension housing a utility room matching units with the kitchen and downstairs WC.

The first floor consists of two double bedrooms with plenty of storage space and a family bathroom.

There is a landscaped rear garden with plenty of socialising space and shed storage.



Property Details

ENTRANCE PORCH - Aluminium Front door leading to cloakroom space and internal UPVC internal door.

LOUNGE - Spacious room with window to front of property, electric feature fireplace and radiator. Room leads into...

DINING ROOM - Ample space for a family dining space and large table. Radiator. Room is all opened out leading into the...

KITCHEN - Modern fitted kitchen is in immaculate condition and has integrated dishwasher, double oven, 5 ring hob, extractor fan and wine fridge. Space for large fridge freezer.

Two velux windows providing natural sunlight towards the breakfast bar and space for additional seating.

Double UPVC doors leading to rear garden.

UTILITY ROOM / WC - Side door leads to utility room with fitted storage cupboards, additional integrated freezer and space for washer / dryer. Radiator.

Next Door is the downstairs WC, toilet and hand basic fitted unit. Tiled surround.

Aluminium doors leading to rear garden, kitchen and front of property.

FAMILY BATHROOM - Modern three piece suite comprising hand wash basin with storage, WC and bathtub with shower over. Glass shower screen. Window to the rear and heated towel rail.



BEDROOM ONE - Spacious double with two UPVC windows to the front of the property. Radiator and storage cupboard.

BEDROOM TWO - Spacious double with large window to the rear of the property. Radiator and L shape fitted wardrobes.

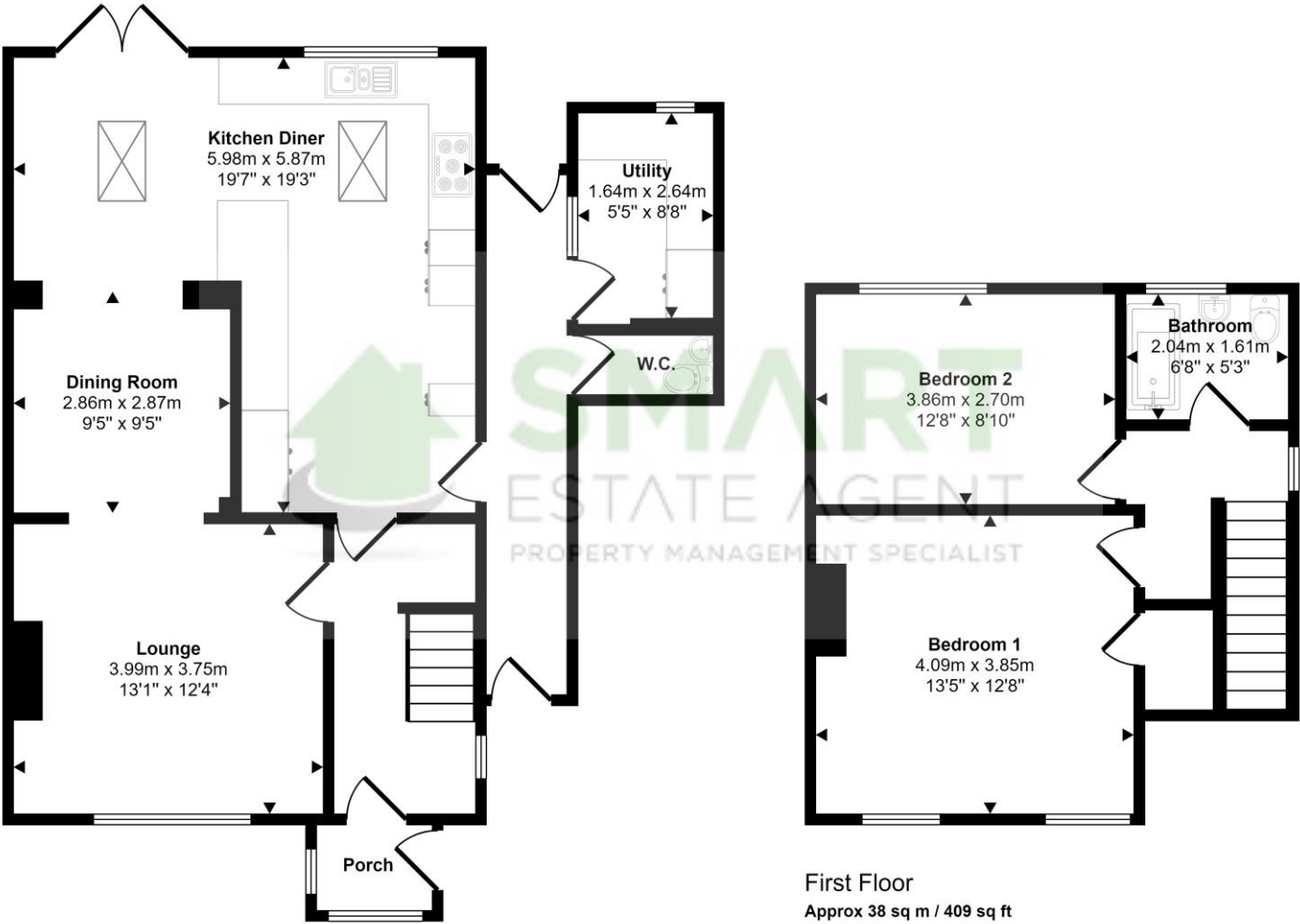
REAR GARDEN - Private enclosed low maintenance garden space; Paved seating area surrounding lawn grass area. Storage shed.







Approx Gross Internal Area
112 sq m / 1211 sq ft



Ground Floor
Approx 75 sq m / 802 sq ft

First Floor
Approx 38 sq m / 409 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		