



## Gate Reach, Exeter, EX2 6GA

Guide Price £425,000

Gate Reach occupies a great position, part of a sought-after development which is accessible to delightful walks and cycle paths along the River Exe with a regular bus service from nearby Topsham Road into the city centre. A short distance to Exeter Quay, the RD&E Hospital and the Nuffield.

**Winkworth**

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## Description

Built by Linden Homes in 2015, this very well presented three bedroom house is located within the sought-after City Glade Development. The house benefits from a contemporary Orangery with bi-fold doors, which lead out to a level garden. Features also include an open-plan living / dining room, stylish kitchen with integrated appliances, a downstairs cloakroom and master bedroom with en-suite. Outside, there is allocated parking and a level rear garden with lawn and patio area. There is also a useful garden shed.

### The Property

Ground floor: Part glazed front door opening to...

Entrance Hall: Radiator and stairs to first floor.

Door to...

Cloakroom: Low level WC, pedestal wash hand basin, radiator and double glazed window to the front aspect.

Sitting/Dining Room : A spacious open-plan room opening to the kitchen and with double doors through to the Orangery. TV aerial point, two radiators and under stairs storage cupboard.

Orangery: A great addition to the house, UPVC double glazed room with bi-fold doors opening out to the enclosed level rear garden.

Kitchen: Fitted with a comprehensive range of matching wall and base units. Cupboard housing the Potterton gas boiler. Integrated fridge / freezer and dishwasher. Plumbing and space for washing machine, electric cooker, four-ring gas hob and extractor. Window to front aspect.

### First Floor

Landing: Radiator and airing cupboard with hot water tank. Access to roof space - fully insulated and partially boarded.

Master bedroom: A good sized double, UPVC double glazed window to the front aspect.

Radiator and door to...

En suite Shower Room: Tiled shower cubicle with glass door, low level WC and wash hand basin. Heated towel rail and extractor fan.

Bedroom Two: UPVC double glazed window overlooking the rear garden. Radiator.

Bedroom Three: UPVC double glazed window overlooking the rear garden. Radiator.

Bathroom: Comprising of a modern white suite of panelled bath with shower over and glass screen. Wash hand basin and low level WC. Heated towel rail, fitted mirror and uPVC double glazed window.

### Outside:

Off road residents parking is located to the front of the property, as well as two further spaces for visitors.

Side pedestrian access leads around to the enclosed and gated rear garden, which is mostly laid to lawn, raised beds and patio area. Large shed providing useful storage for garden equipment and bikes and separate bin store. Electricity point and water tap.





## At a glance....

Three Bedroom Modern Home  
Open-Plan Living/Dining Room  
Kitchen  
Downstairs Cloakroom  
Master Bedroom with En suite  
Family Bathroom  
Allocated Parking  
Orangery  
Level Rear Garden  
Useful Shed/Bike Storage  
Close to Riverside Walks

**\*\*NO CHAIN\*\***

## PROPERTY INFORMATION:

Freehold

Council Tax Band: D

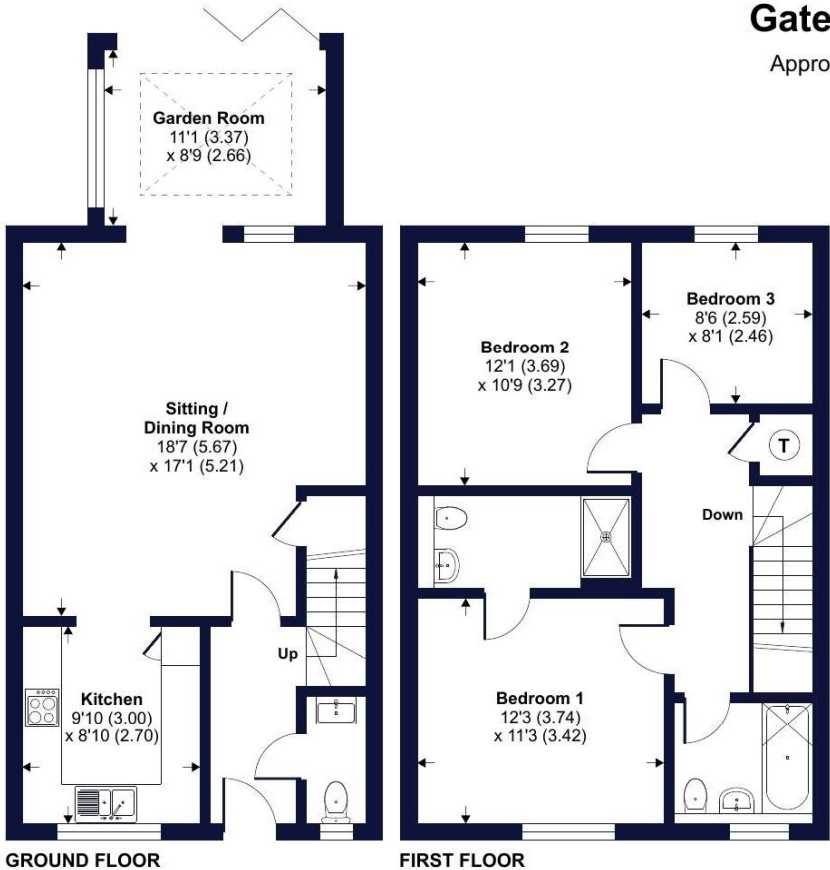
Mains Electric, Gas, Water and Drainage

Broadband: Ultrafast Full Fibre Broadband Within This Postcode, (checked on Ofcom)

Mobile Signal: You are likely to get good coverage.

# Gate Reach, Exeter, EX2

Approximate Area = 1173 sq ft / 109 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Winkworth. REF: 1207534



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)	83	94
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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