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## Moorland Way, Exeter, EX4 2ET

Guide Price £270,000

Nestled in the sought-after residential area of Exwick, this spacious two bedroom terraced house offers a fantastic home. Boasting generous living accommodation, the property benefits from front and rear gardens, a driveway, a garage, and far-reaching views over the city.

**Winkworth**

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## Description

Conveniently located, the home is within walking distance of a local primary school, St David's Station, scenic riverside walks, and excellent transport links, including a nearby bus route.

## The Property:

Entrance Hall - Welcoming hallway with door through to the sitting room.

Sitting Room - A bright and spacious open-plan living and dining area with a large front-facing window. With staircase to the first floor and a handy under-stairs storage cupboard.

Kitchen - Fitted with a range of base and wall-mounted units, sink and drainer, space for cooker and washing machine.

A glazed door provides access to the rear garden.

First Floor - Landing with airing cupboard and access to loft.

Bedroom One - Generous double bedroom with a large front-facing window.

Bedroom Two - A well-proportioned second bedroom, built in over the stairs cupboard, window overlooking the rear aspect.

Bathroom – Fitted with a panelled bath and shower over, wash hand basin.

## Outside:

Front Garden – The house is set back from the road with a small lawned garden with mature shrubs along the footpath that leads to the front door, garage and parking area.

Rear Garden – An enclosed and private space featuring a lawn and mature shrubs, perfect for outdoor enjoyment. Rear gate access to parking area and garage.

Phone: Full Coverage

Internet: Ultrafast full fibre broadband up to 1000mbps available.

Local Authority - Exeter City Council

Council Tax - Band B

Tenure - Freehold

Services - Mains water, drainage & gas

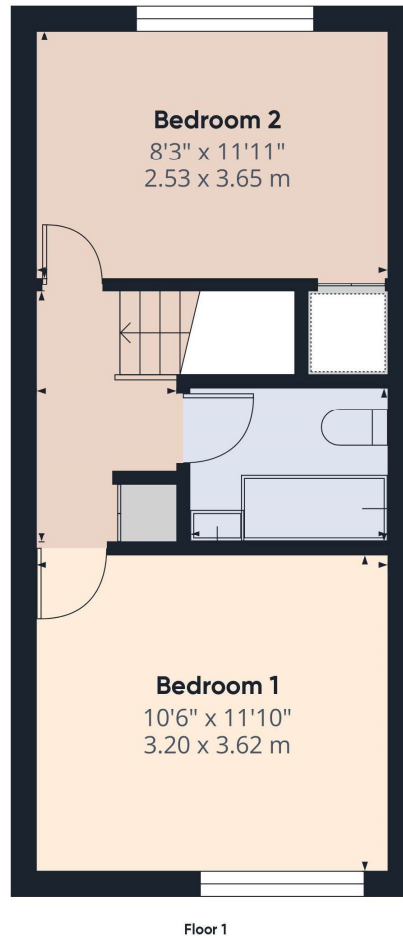
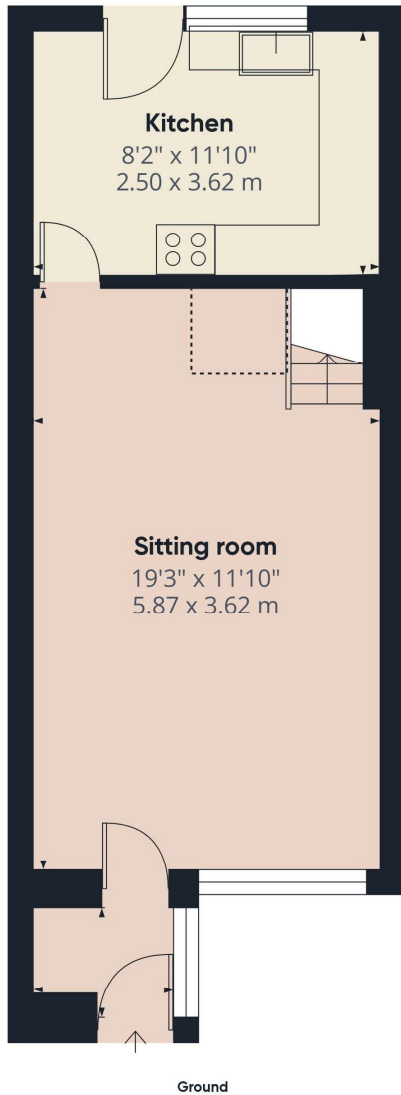


## At a glance....

Two Bedroom Mid Terrace Home  
Sitting Room/Dining Room  
Kitchen  
Two Bedrooms  
Family Bathroom  
Front and Rear Gardens  
Garage and Parking  
Wonderful Views  
Great Location  
Fantastic Transport Links

## PROPERTY INFORMATION:

Freehold  
Council Tax Band: B  
Mains Electric, Gas, Water and Drainage  
Phone: Full Coverage  
Internet: Ultrafast full fibre broadband up to 1000mbps available.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>	<b>72</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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