



Guinevere Way, Exeter, EX4 8LQ

Offers in Excess of £275,000

A well-presented three-bedroom semi-detached house with a large living area, private rear garden off-road parking and a garage all situated in a quiet residential area with excellent transport links. No onward chain.

Winkworth

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Tiverton: 01884 675 675



Description:

Ground floor:

The property is accessed via two small steps leading up to the front door.

Entrance Hall: Front door opens onto a hallway giving access to the sitting room and stairs to the first floor.

Sitting room: good size sitting room, carpet flooring, feature fireplace, front facing picture window and radiator.

Kitchen/dining room: The kitchen comprises of a mixture of wooden wall and base storage units with roll top work surfaces. Fitted appliances include a four-ring hob, oven, extractor fan and sink/drainage. There is further space for a washing machine, dishwasher and Fridge/freezer. Laminate flooring, understairs cupboard and rear facing window.

First Floor:

Bedroom one: Large double bedroom, fitted wardrobe, carpet flooring, front facing window and radiator.

Bedroom Two: Further double bedroom, carpet flooring, rear facing window and radiator.

Bedroom Three: Large single bedroom, carpet flooring, rear facing window and radiator.

Landing: Access to loft space via hatch and a door to a good-sized airing cupboard housing the hot water cylinder.

Outside:

Southwest facing rear garden. The garden is perfect for use all year around due to its sunny orientation and low maintenance patio and gravel area. There is side access to the garden via a convenient gate.

There is also a small piece of amenity/garden land to the rear of the fenced garden included in the sale.

A single garage comes with the property with off-road parking directly in front.

Location:

Exeter is a vibrant small city that really packs a punch with its many restaurants, shops, pubs, bars and historical sights. The rest of the country is easily accessible from Exeter due to its many transport links including two train lines to London (London Paddington 120 minutes), Exeter airport and the M5 motorway.

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £10 is



At a glance....

No onward chain
Garage
Off-road parking
Private rear garden
Three bedrooms
Semi detached
Large sitting room

PROPERTY INFORMATION:

Freehold
Council tax Band: C
Mains electric, gas, water and drainage.

Internet: Standard broadband is available (checked on openreach) with ADSL copper broadband.

Mobile: We understand that full mobile coverage is available (checked on Ofcom)

There is a restrictive covenant on the property,

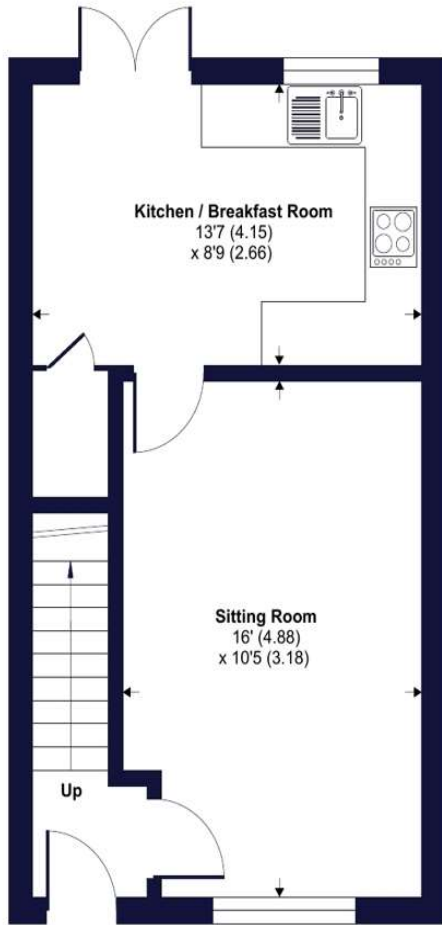
Guinevere Way, Exeter, Devon, EX4

Approximate Area = 688 sq ft / 63.9 sq m

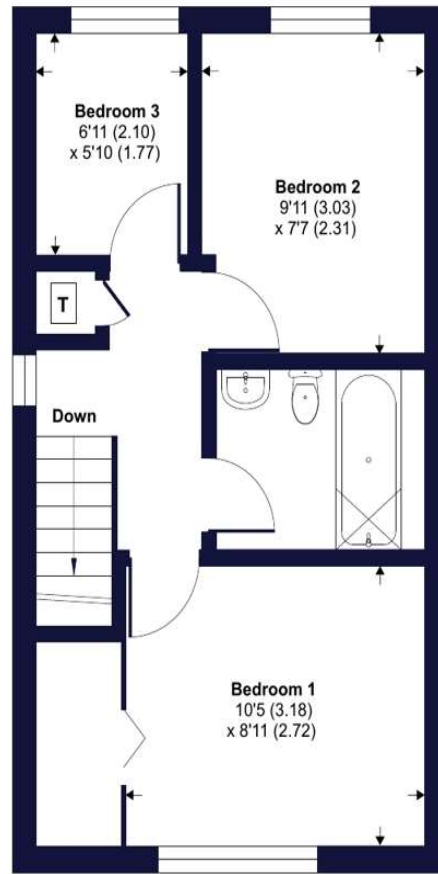
Garage = 142 sq ft / 13.1 sq m

Total = 830 sq ft / 77 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



GARAGE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1135532.

Winkworth

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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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