



GATE REACH, EXETER, EX2 6GA

Winkworth



London
SEP 2
FRI

Gate Reach, Exeter

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A substantial, detached four bedroom family home situated in one of Exeter's most desirable areas. The house is presented in excellent condition and maintained to a high standard by the current owners.

At a glance

- Large Detached House.
- Quiet exclusive development.
- Private south facing garden.
- Four bedrooms.
- Three bathrooms.
- Finished to a high standard throughout.
- Short distance to schools.
- Super fast broadband
- Garage with electric door and power
- Driveway and additional parking
- Short distance to footpath & cycle paths.
- EPC: B

Location

Gate reach is located within a highly desirable development of Topsham Road, which has regular bus services to and from Exeter city centre along with easy access to the A30 and M5.

The property is in close proximity to the RD & E hospital, Exeter, Maynard and Isca schools along with the independent shops located on Magdalen Road and Waitrose 0.8 miles away.

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.







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The property:

Ground floor:

There is a welcoming spacious hallway with an under stairs cupboard and downstairs cloakroom with WC and basin. The beautiful modern kitchen comprising of base units with granite work surfaces with an integrated Neff double oven, fridge freezer and dishwasher. The large central island with a seating section, induction hob with ceiling extractor hood, stainless steel sink with mixer tap and room for a washing machine. There is a door with direct access to the driveway and garage from the kitchen.

First floor:

There is a striking oak staircase that leads up to the first floor which is encapsulated with a stunning dual height oak framed feature window, with far reaching countryside views.

The large sitting room has triple aspect windows letting in plenty of light. Bedroom one is without doubt an amazing feature of this property featuring a framed large gabled window facing south with a built in wardrobe and en suite bathroom with a shower, sink and W/C. The first floor features another double bedroom. The family bathroom had a bath with a stand over shower, W/C and wash basin.

Second floor:

The second floor features two large double bedrooms. Bedroom two has a large built in wardrobe and ensuite bathroom with a shower cubicle, W/C and wash basin. Bedroom three features further built in storage.

Outside:

The garden is beautifully landscaped with a wide array of flowers, plants and shrubs with a circular decked area ideal for alfresco dining. There is outside wiring for lighting, double plug socket and water tap. Timber garden/bike shed with a separate bin store.

A tarmac driveway to the rear of the house, providing off road parking and garage: with remote control up and over door, power, and light.

Council tax band: F

Services: All Mains Connected



Gate Reach, Exeter, EX2

Approximate Area = 1947 sq ft / 181 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄t̄checom 2022. Produced for Winkworth. REF: 891807





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