

SOUTHGATE

ESTATES

Meadowsweet, Sowton,  
Exeter, Devon, EX5 2AE

£550,000







## Three Bedrooms, Detached House, No Onward Chain, Generous Garden, Pleasant Outlook, Garage & Parking

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A spacious, detached family home surrounded by the local countryside, situated in the village of Sowton. The property is sold with no onward chain and features impressive lawned gardens to the front and rear. There is also a driveway allowing off-road parking and a garage with power and lighting. The internal accommodation briefly consists of an entrance porch and hallway, a dual aspect living room, cloakroom, dining room and kitchen on the ground floor. Upstairs are three well-proportioned bedrooms and a large four-piece suite bathroom.

The desirable rural location offers a number of nearby amenities including a parish church and two pubs in the surrounding villages. The property is also well-situated for access to the A30 and M5 for those looking to commute. In addition, Exeter's city centre is just a short drive away, providing a variety of high street shops, eateries and other entertainment facilities.

Ground Floor The front door opens into an entrance porch which features windows to the side aspects and a further door into the hallway. This space provides access to the living room, dining room and cloakroom and incorporates stairs rising to the first floor with storage below.

The dual-aspect living room enjoys sliding doors leading directly out to the garden and a window to the front aspect, as well as a feature fireplace with electric fire. The convenient downstairs cloakroom includes a pedestal wash basin, a low-level WC and an obscured window to the rear aspect.

The good-sized dining room benefits from a large window to the front aspect and ample space for a dining table and chairs.

A door opens into the generous kitchen which contains an ample range of matching wall and base units with fitted worktops, a tiled splashback and a 1.5 bowl sink and double drainer unit with a mixer tap over. Appliances include a built-in fridge, along with space for an oven with an extractor hood over and a washing machine. A door leads out to the garden.





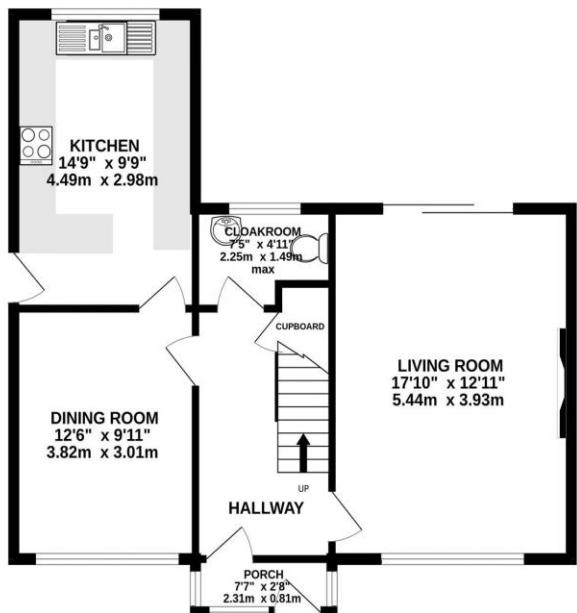
First Floor Stairs rise to the first floor landing which features a large window to the rear aspect with an outlook across the rear garden. There is also access to the three bedrooms and the bathroom, along with a built-in cupboard housing the hot water tank. The good-sized master bedroom is complemented by a window to the front aspect with a lovely view over the surrounding countryside and greenery. In addition, this room benefits from a selection of fitted storage, including wardrobes and a dressing table, as well as an additional built-in cupboard. The second bedroom is another spacious double with a built-in cupboard and a window to the front aspect, also with a pleasant outlook. The third bedroom is set up as a study and incorporates built-in cupboards and a worktop with a stainless steel sink and drainer unit. A window faces the rear aspect overlooking the garden. Lastly, the generous bathroom comprises a pedestal wash basin, a close-coupled WC, a corner bath and a separate shower cubicle, as well as an obscured window to the rear aspect.

Gardens, Garage & Parking The property sits on a substantial plot and has the advantage of delightful, well-established gardens to the front and rear. The garden to the front accommodates a lawned area which is framed by a variety of plants and shrubs. An archway opens into the sizeable rear garden which features a patio area offering an ideal space for seating. The majority of the garden is laid to lawn with a number of flowerbeds and specimen trees. A greenhouse sits at the end of the garden and there is also a shed. The garage is serviced by power and lighting and includes a window to the rear, plus an up-and-over door to the front leading to the off-road parking.

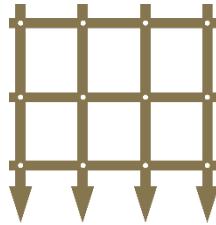
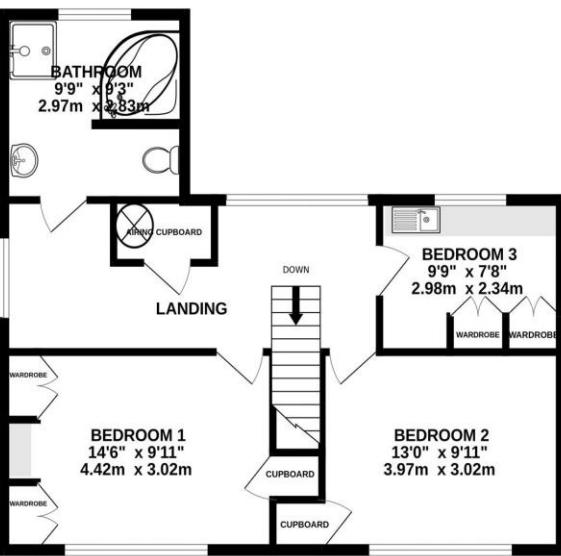
Property Information Tenure: Freehold. Council Tax Band: E.



GROUND FLOOR



1ST FLOOR



EPC

Awaited



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