



  
SOUTHGATE  
ESTATES

£365,000



5



1



3

*196 Lower Wear Road, Exeter, Devon, EX2 7DD*





## *196 Lower Wear Road*

A spacious five bedroom semi-detached house located in the popular Countess Wear area. The property offers an enclosed lawned garden to the rear, and the internal accommodation briefly consists of an entrance porch and hallway, a modern kitchen diner, living room, and a bedroom on the ground floor with an en suite. All of the downstairs rooms apart from the living room benefit from underfloor heating. Upstairs are a further four bedrooms, with another en suite to the master bedroom, and the family bathroom.

The ideal location offers a range of nearby amenities including primary schools, GP surgeries, green spaces and access to the Exe Estuary Cycle Trail. Exeter's city centre is also just a short distance away, along with the maritime town of Topsham.



**Ground Floor** The front door opens to the entrance porch and hallway, which provides space for coats and shoes, along with access to the kitchen diner, and bedroom five, plus stairs to the first floor. The impressive kitchen diner contains a range of wall and base units with quartz worktops, a matching upstand and a stainless steel sink with a mixer tap over. Appliances include an eye-level oven with a separate gas hob and extractor hood, and a dishwasher, plus space for a tall fridge freezer and a washing machine. The Ideal boiler is also located here, along with windows and sliding doors to the garden, a breakfast bar, and space for dining. An archway opens into the living room which benefits from a large window to the front allowing ample natural light, as well as a feature log burner. Bedroom five is a multifunctional space which could be used as a guest room, or as an additional reception room for the family/home office space to suit either need. The room is a good-sized double with a window to the front, along with a door to the en suite which includes a shower cubicle, a close-coupled WC and a wash basin with a mixer tap over and a vanity unit below. There is also an obscured window to the rear aspect.



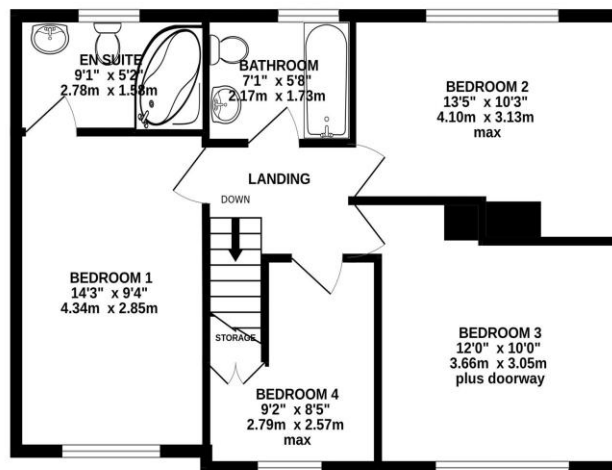
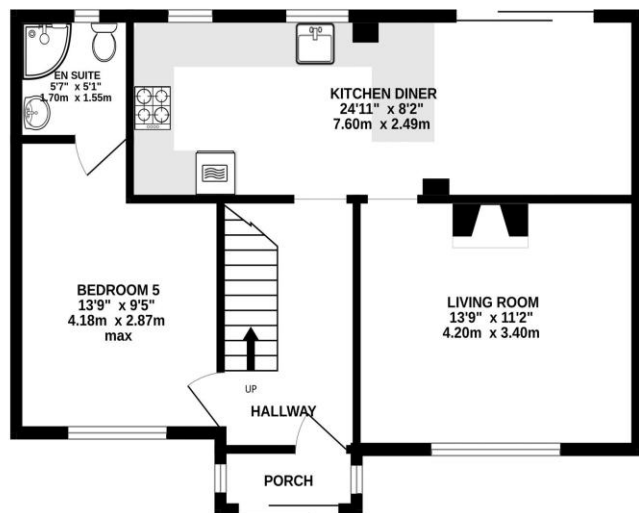
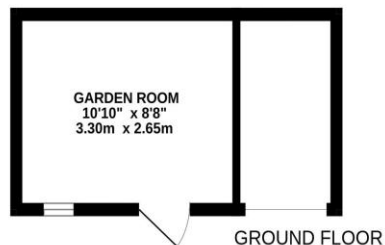
**First Floor** Stairs rise to the first floor landing which accommodates the remaining four bedrooms, with an en suite to the master bedroom, and the main family bathroom. Each of the rooms are well-proportioned, with three being doubles, and the fourth bedroom providing a built-in storage cupboard over the stairwell. The bathroom comprises a bath with a mixer tap and shower over, a close-coupled WC and a pedestal wash basin. There is also an obscured window to the rear aspect.

**Garden** Doors open out to the enclosed rear garden which enjoys a patio area leading out from the kitchen diner, offering a pleasant space for outdoor seating/dining. The remainder of the garden is mostly laid to lawn with various shrubs to the side. There is also a garden room to the rear providing extra space for storage, with a window to the front aspect. In addition, there is a covered canopy to the side.

**Property Information** Tenure: Freehold. Council Tax Band: B.

- *Five Bedrooms*
- *Well Proportioned Rooms*
- *Modern Kitchen Diner*
- *Semi Detached House*
- *Enclosed Rear Garden*
- *Convenient Location*





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



[www.tpos.co.uk](http://www.tpos.co.uk)

Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/landlord does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.



**SOUTHGATE**  
ESTATES

50-51 South Street, EX1 1EE

01392 207444

[info@southgateestates.co.uk](mailto:info@southgateestates.co.uk)