



FRANCIS LOUIS

Residential



Wear Close, Exeter, EX2 7EG

Guide Price £315,000



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# Wear Close

Exeter, EX2 7EG

- Annex Potential
- Large Extensions
- Approximately 1700 square feet
- Large garden
- Spacious Property
- 4/5 Bedrooms
- No Chain
- Off road parking

A spacious 1683 square foot semi-detached home nestled in the sought-after neighborhood of Countess Wear. This residence boasts a remarkable extension, expanding both the rear and side aspects. The side extension offers ideal potential for an annex, complete with its own separate access and entrance.



## Situation

Conveniently positioned just 3 miles from the vibrant heart of Exeter's City Centre, this property provides exceptional accessibility to the extensive road network encircling the city. Additionally, it offers close proximity to the charming town of Topsham, primary and secondary schools, as well as a wealth of leisure options. Enjoy scenic riverside walks, explore cycle routes, and take advantage of a reliable bus service that effortlessly connects you to the bustling city center, all within easy reach from this prime location.

## Entrance hallway

Double glazed front door opening into the property. Stairs leading to first floor landing, wood effect flooring, under stair storage and doors opening to,

## Sitting room

Three double glazed windows to front aspect offering lots of natural light, carpet flooring and a radiator.

## Kitchen/breakfast room

A spacious and light room which benefits from double glazed doors opening to rear patio area, a breakfast bar and a well appointment kitchen with integrated appliances.





#### Downstairs Shower room

A modern matching suite comprising of a walk-in shower, low level WC, wash hand basin, heated towel rail and an extractor fan.

#### Dining room

Adjacent to the kitchen is a further reception room making this an ideal dining space. It is currently being used as an office.

#### Living room

This portion of the property presents an excellent opportunity for an annex, suitable for rental purposes or accommodating a family member. The generously sized living room features bi-folding glass doors that open onto the rear aspect.

#### Bedroom 1

Accessible from the living room, the master bedroom offers the convenience of its own en-suite shower room and bi-folding doors leading out to the garden.

#### Bedroom

Another room on this level provides versatility, serving as an additional bedroom or potentially adaptable into a kitchen for the annex.

#### First floor

Ascending the stairs from the entrance hallway, you'll discover three bedrooms and a family bathroom on this floor.

#### Outside

At the back of the property lies a spacious garden, predominantly covered in lawn, featuring multiple seating areas ideal for al fresco dining. There is rear access via a gate.

At the front is one parking space and a low maintenance front garden.

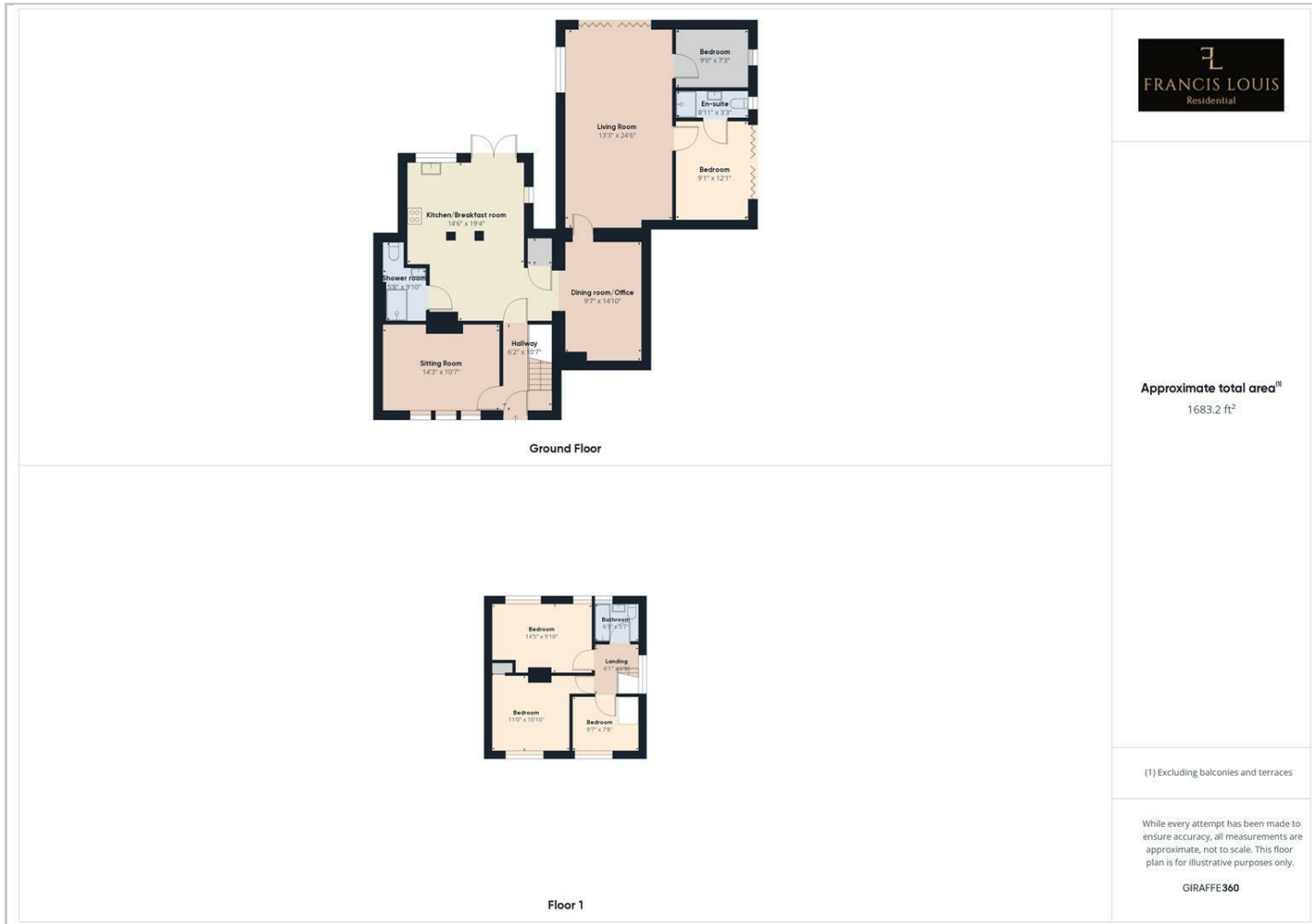
#### Agent notes

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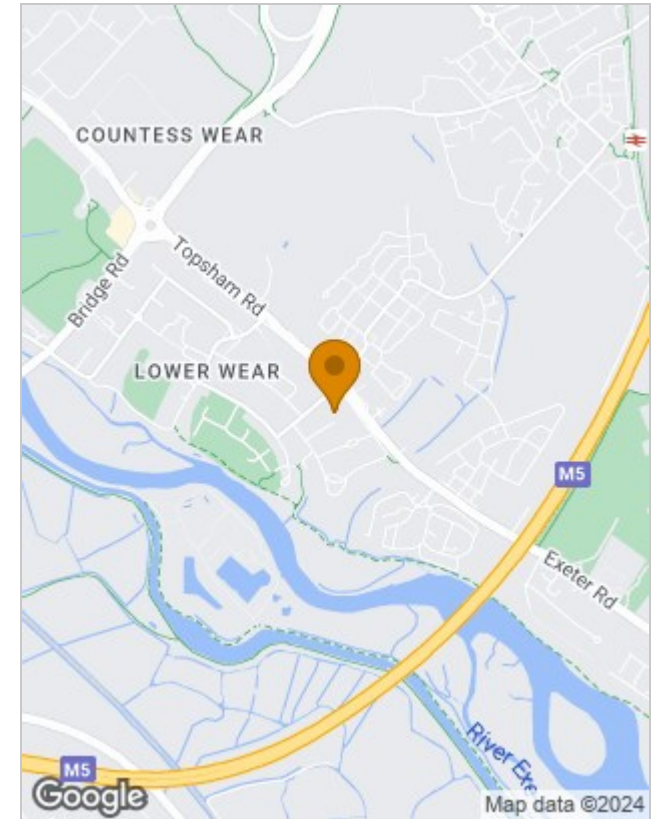




## Floor Plans



## Location Map



## Energy Performance Graph

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

## Viewing

Please contact our Francis Louis Sales Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

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