

Outside

To the rear there is a low maintenance garden laid with shingle with a small patio and paved pathway leading to the garden shed. There is also a pear tree and a wooden gate giving rear access to the property. To the front of the property is another low maintenance garden with shingle and a path leading to the front door. The front boundary has a brick wall and a gate. An allocated parking space is provided in a residential car park.



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£179,950

23 Mercer Court, Bishop Westall Road, Countess Wear, EXETER
Devon EX2 6NL

3 Bedrooms. Extended Lounge Diner. Modern Fitted Kitchen.
Allocated Parking. Gas Central Heating and Double Glazing. Views Over Ludwell Valley.

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3 Bed, Countess Wear

Situated in the convenient location of Countess Wear this 3 bedroom extended mid-terrace property has been well maintained and has much to offer. Nearby are local schools, shops and good bus routes to Exeter City Centre and Exmouth, as well as good access to the M5 motorway. The property itself is located in a residential cul-de-sac enjoying views to the rear over Ludwell Valley Park and also benefiting from its own allocated parking space.

In brief, the accommodation comprises an entrance hallway, a modern kitchen breakfast room, a spacious lounge diner with patio door to outside, a downstairs cloakroom, three bedrooms, a family bathroom and a small office space. Outside there are low maintenance gardens to the front and rear and this property also benefits from gas central heating and uPVC double glazing throughout. With all that this property has to offer, further viewing comes highly recommended.



Lounge / Diner

21' 6" x 15' 8" (6.56m x 4.78m) max
A glass panelled door leads from the hallway to the spacious extended lounge dining room complete with electric fire, two gas central heating radiators, wall lights and a full length uPVC double glazed sliding patio door giving access and views to the rear garden.

First Floor Landing

Doors lead off the landing to bedrooms one, two and three as well as the bathroom and a small office space. There is also a ceiling hatch giving access to the spacious insulated loft.

Bedroom 1

12' 8" x 8' 10" (3.87m x 2.7m) plus wardrobes
A good sized double bedroom with built-in wardrobe, gas central heating radiator and a uPVC double glazed window to the rear aspect giving lovely views over Ludwell Valley.



Bedroom 2

12' 2" x 8' 9" (3.71m x 2.68m) plus wardrobe
A second double bedroom with built-in wardrobe, gas central heating radiator and a uPVC double glazed window to the front aspect.

Bathroom

6' 7" x 6' 4" (2.02m x 1.95m)
A white bathroom suite comprising a low level WC, integrated wash hand basin and bath with electric shower above and tiled surround. There is a gas central heating radiator and an obscure uPVC double glazed window to the front aspect.



Bedroom 3

9' 5" x 6' 7" (2.89m x 2.03m)
A single bedroom with a gas central heating radiator and a uPVC double glazed window to the rear aspect with views over Ludwell Valley and the surrounding area.

Office Room / Cupboard

4' 6" x 4' 3" (1.39m x 1.31m)
A useful space currently used as a small office housing a desk and chair, complete with built-in shelves. Alternatively, this could be used as a large storage cupboard.



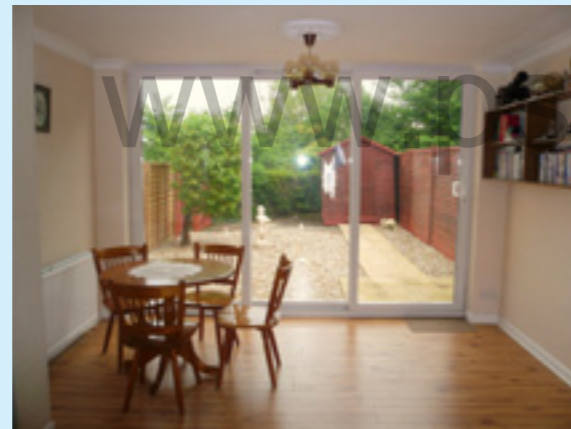
The Accommodation Comprises:

Entrance

An arched porch with storage cupboard to the side leads to a uPVC front door with obscure glass window. The door opens into the hallway.

Hallway

From the entrance hallway stairs lead up to the first floor and doors access the downstairs cloakroom, kitchen breakfast room and lounge diner. There is also a gas central heating radiator and space and storage underneath the stairs.



Cloakroom

A useful downstairs cloakroom comprising a low level WC, corner wash hand basin with tiled splash back, ceramic tiled flooring and an obscure window to the front aspect.

Kitchen Breakfast Room

15' 8" x 9' 4" (4.8m x 2.86m) max
A spacious and modern recently fitted kitchen breakfast room comprising base and wall units, roll edge worktops, tiled splash back, a stainless steel sink and drainer with mixer tap above, an electric cooker and space for a washing machine, dishwasher, fridge and freezer. There is also a modern breakfast bar with roll edge worktop, ceramic tile flooring, a gas central heating radiator and a recently fitted Vaillant combination boiler. A built-in larder cupboard provides even more storage and a uPVC double glazed window looks out to the front aspect.

