



£380,000 Offers In Excess Of

Seabee Walk Exeter Devon EX2 7FR

Semi-Detached House | 4 Bedrooms | 3 Bathrooms

Landline:- 01392 469333



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# Step Inside

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## Key Features

- One of two exclusive Seabee Walk Properties
- 4 Bedroom Townhouse
- Flexible Accommodation
- Garage & driveway
- Panoramic Open Views extending miles
- Modern Fitted Kitchen
- Dining Room
- Lounge
- Close to Newcourt Train Station, Schools and local amenities
- Enclosed rear Garden
- Freehold
- Council Tax Band D

## Main Particulars

\*GUIDE £380,000 - £390,000\* 4 BEDROOM TOWNHOUSE\* FLEXIBLE ACCOMMODATION\* MODERN KITCHEN\* DINING ROOM\* LOUNGE\* FAMILY BATHROOM\* MASTER BEDROOM EN-SUITE\*PANORAMIC OPEN VIEWS\* GARAGE/DRIVEWAY\* ENCLOSED REAR GARDEN\* CLOSE PROXIMITY TO NEWCOURT TRAIN STATION, SCHOOLS AND LOCAL AMENITIES\*

An exceptionally well presented town house located in one of the most sought after positions in Newcourt with magnificent panoramic open views from the front looking over the Clyst Valley towards Clyst St Mary, Woodbury Common and across to the water tower in Topsham and a direct path leading to Newcourt Road provides a pleasant walk into Topsham.

Flexible accommodation and a delightful open aspect south west facing garden, en-suite master bedroom and garage with driveway.

Constructed in 2012, this 4/5 bedroom semi-detached house has been kept in excellent order throughout and offers accommodation arranged over 3 floors. The ground floor has an attractive kitchen/breakfast room and a dining/sitting room. The first floor has the master bedroom en-suite and a lounge (which could be used as a bedroom) and on the top floor are 3 bedrooms and the family bathroom. Outside, to the side is a South West facing landscaped garden with lawn a patio, gravelled areas to accommodate a seating area. Garage with a drive for parking a car.

The property is approached through a wrought iron gate and a slabbed pathway which leads you to a solid front door with a small glass panel. To either side of the pathway there is a lawn area with flowers and shrubs enclosed by wrought iron railings.

**Entrance hall** – Wood effect vinyl flooring, smoke alarm, radiator, coat hooks and a cupboard with hanging space for coats and shelves for shoes.

Doors to....

**Downstairs cloakroom** - Low level white WC, pedestal wash hand basin, radiator,obscure window to front wood effect vinyl flooring .

**Dining Room** - 13'11 (4.23m) (inc bay) x 11'3" (3.43) large upvc bay window to the front aspect with views over the Clyst Valley towards Woodbury Common and further upvc window to the side aspect, radiator and wood effect vinyl flooring.

**Kitchen** - 18'5" (5.61m) (inc bay) x 10'10" (3.29m) Range of wall and base shaker style teak units with dark granite effect worktop over. Integrated electric double oven with gas hob and extraction over, space for a fridge/freezer, dishwasher and washing machine. 1 ½ bowl stainless steel sink and drainer with mixer taps. Large bay upvc window to the front aspect. Upvc sliding doors to the side entering the garden and a further upvc window to the side aspect facing the garden. Useful large walk in larder cupboard with shelving, radiator, slate tile effect flooring, tv point, space for a dining table and chairs

**Returning stairs rise to...**

**First floor landing ...** Neutral coloured carpet 9'9" x 6'8" (2.97m x 2.03m) useful shelved storage cupboard.

**Doors lead to....**

**Lounge** 17'1" (5.2m) (inc bay) x 11'6" (3.5m) (widest point) Neutral coloured carpet, large upvc bay window to the front aspect and a further upvc window to the side aspect, two radiators, TV point.

**Master bedroom** 13'10 (4.22) (inc bay) x 10'4 (3.17m) Large upvc bay window to the side aspect with views over the Clyst Valley and Woodbury Common in the distance. Further upvc window to the front aspect, radiator, light coloured neutral carpet, TV point, Door to....

**En-suite** 6'2" X 7'1" (1.88m X 2.16m) Large double walk in shower, Low level WC with pedestal wash hand basin, heated towel radiator, upvc window to the side aspect, vinyl flooring, fully tiled room from floor to ceiling.

#### **From landing returning stairs to second floor.**

**Landing** 9'9" x 6'8" (2.97m x 2.03m) Light neutral coloured carpet, large airing cupboard housing hot water system, loft hatch for storage with ladder. Doors to...

**Bedroom 2** 13'10" (4.22m) x 9'9" (2.97m) Double bedroom, upvc windows to the side and front aspect, two radiators, light neutral coloured carpet, plenty of room for lots of bedroom furniture.

**Family bathroom** 6'9(2.06m) x 6'11" (2.1m) White panel bath with shower over, pedestal wash hand basin, low level WC, obscure upvc window to front aspect, fully tiled room floor to ceiling, radiator, and extractor fan.

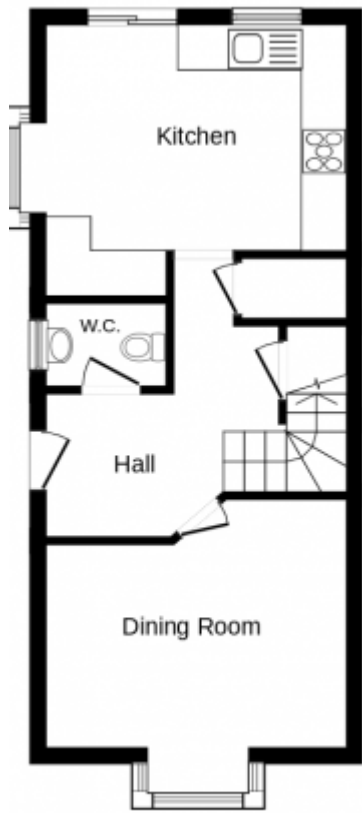
**Bedroom 3** 10'7" ( 3.22m) x 7" (2.13m) Dual upvc windows to the front and side aspect, radiator, light coloured neutral carpet.

**Bedroom 4** 8'9" (2.67m) x 6'7"(2m ) Upvc window to the side aspect, radiator, wood laminate flooring.

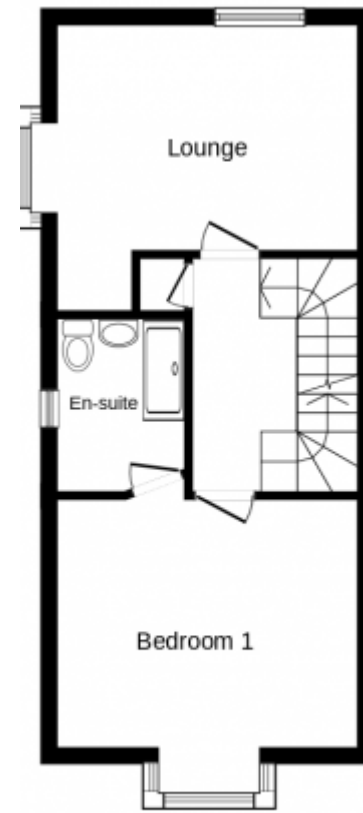
**Outside** - The garden is to the side of the property and is of south west orientation, with open aspect from the kitchen, sliding doors lead to a patio area with further bordered gravelled patio areas and gravelled pathway leading to the garage side door. There is an area of lawn with borders of fruit trees and shrubs The garden is also bordered by fencing and hedging with a wooden gate to the front of the property.

**Garage** - There is a single garage to the rear of the garden with space for parking one car in front on the tarmac driveway, the garage also has electric in it with an up and over door, a worktop and fitted units for storage.





Ground Floor ▼



First Floor ▼

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Registered Office: , 17A Main Road, Pinhoe, Exeter EX4 9EY

Score	Energy rating	Current	Potential
92+	A	95   A	96   A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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