



52 Meadow Way

Exeter, EX2 5BH

A superbly modernised 3 bedroom semi-detached family sized house with well maintained and stylish accommodation throughout. The property boasts an exceptionally large rear garden well landscaped and laid principally to lawn. A 'high spec' log cabin stands in the far corner of the garden providing fabulous multi-functional accommodation meeting the modern day demands of a property with separate 'work from home' office space served well by nearby outbuildings providing well appointed WC and utility room with sink.

The property itself comes with the home comforts of gas central heating and uPVC double glazing, a striking kitchen and first floor bathroom. A side door in the kitchen gives convenient access to the utility room and outside WC and there would be the potential to cover this area between the kitchen and the outbuildings for all year round shelter. The property also benefits from having two off road parking spaces.

Guide Price £350,000

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- Reception Hall
 - 3 Good Sized Bedrooms
 - uPVC Double Glazing
 - Off Road Parking for Two Vehicles
- Lounge/Diner
 - Sizeable Bathroom (with corner shower enclosure)
 - Large Well Landscaped Garden with 'High Spec' Log Cabin
- Stylish Kitchen
 - Gas Central Heating
 - Outhouse Utility Room & Separate WC

Reception Hall

13'1" x 5'11" (4.00 x 1.81)

Lounge/Diner

24'4" x 12'7" (7.42m x 3.84m)

Lounge Area

13'0" x 12'7" (3.98 x 3.85)

Dining Area

11'3" x 9'1" (3.44 x 2.78)

Kitchen

10'9" x 9'5" (3.28 x 2.88)

Landing

Bedroom 1

13'1" x 10'8" (4.01 x 3.26)

Bedroom 2

12'9" x 10'9" (3.90 x 3.29)

Bedroom 3

8'10" x 8'2" (2.71 x 2.50)

Bathroom

8'2" x 5'6" (2.50 x 1.68)

Outside

Outside Utility Room

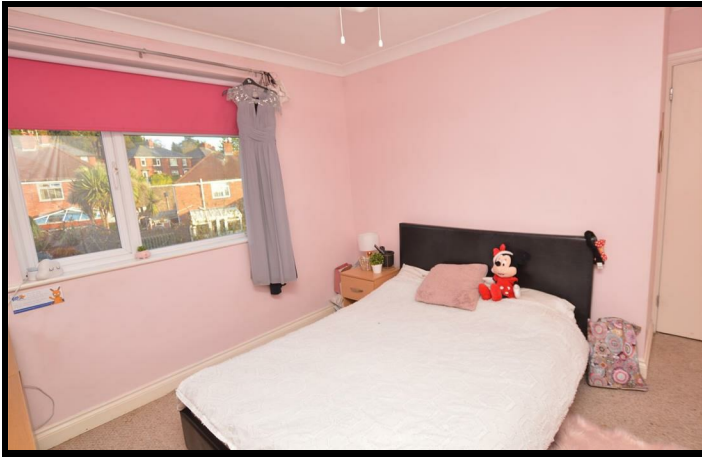
7'11" x 6'2" (2.43 x 1.88)

Outside WC



Directions

As you approach the centre of Heavitree continue down Fore Street passing Tesco Express on your left. Turn right at the next set of traffic lights onto Butts Road and then turn right onto Kingsway just passed Meyer Court. Take the first left for Meadow Way and No.52 will be found on your left.



Floor Plan



Total area: approx. 115.5 sq. metres (1242.7 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

52 Meadow Way, Exeter

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