



## 40 Sandford Walk Newtown, Exeter, EX1 2ES

An exceptional 3-bedroom mid-terrace house which has been imaginatively reconfigured and beautifully modernised for the owner's own luxurious comfort and convenience.

Upon entering, you will be captivated by the meticulous attention to detail and the high-quality finishes that have been thoughtfully integrated throughout. The entrance vestibule and hall give way to the front lounge and a striking kitchen/dining room. Additionally, the property features a downstairs utility/cloakroom WC, enhancing practicality for everyday life.

The heart of the home is undoubtedly the superb kitchen/dinbreakfast room, which is not only aesthetically pleasing but also functional, featuring underfloor heating for added comfort. The easy access to the attractive walled courtyard garden creates an ideal space for alfresco dining and entertaining, making it perfect for social gatherings with family and friends. A rear access gate affords added convenience to residents' permit parking.

A fabulous bathroom serves the two bedrooms on the first floor and the stunning master bedroom is found on the second floor with its own en-suite shower room. This private sanctuary boasts a charming dormer window with a delightful window seat, and a stylish array of built-in wardrobes, all enhanced by matching wall panelling that adds an extra touch of elegance.

**Guide Price £325,000**

# 40 Sandford Walk

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- MOTIVATED SELLERS, PRICED TO SELL
- Front Lounge, Cloakroom/WC
- Master Bedroom with En-suite Shower Room
- On Street Residents' Permit Parking Close By
- QUIET CUL-DE-SAC NEAR CITY CENTRE
- Striking Kitchen/Dining Room
- Gas Central Heating & uPVC Double Glazing
- Entrance Vestibule & Hall
- 3 Bedrooms & Beautiful Bathroom
- Rear Courtyard Style Garden (with rear access)

Entrance Vestibule

Entrance Hall

Lounge

12'5" x 9'6" (3.81m x 2.90m)

Kitchen/Dining Room

Kitchen Area

18'4" x 10'4" (5.59m x 3.15m )

Dining Area

7'8" x 5'1" (2.34m x 1.55m)

Landing

Bedroom 2

16'0" x 9'5" (4.90m x 2.89m)

Bathroom

6'11" x 5'8" (2.12m x 1.73m)

Bedroom 3

8'1" x 7'6" (2.47m x 2.29m)

Bedroom 1

14'11" x 15'3" (4.55m x 4.66m)

Garden



Directions





# Floor Plan



Total area: approx. 96.0 sq. metres (1032.8 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.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC		EU Directive 2002/91/EC		