



## 43 Meadow Way Exeter, EX2 5BH

GUIDE PRICE: £325,000 - £335,000. A spacious 3 bedroom semi-detached house in a highly convenient and favoured residential area within easy walking distance of Heavitree's comprehensive shopping centre, regular bus service and Heavitree Park, arguably the most popular park in Exeter and now with vibrant café/community hub venue which was only built some 3 years ago and is available for hire. Although the property does require updating it offers excellent family sized accommodation and an exciting opportunity for new buyers to refurbish and modernise to their own standards of specification. The property comes with the home comforts of gas central heating and uPVC double glazing, a utility room/WC, workshop, detached garage and off road parking. Standing in a sizeable corner plot there is plenty of garden frontage, a well enclosed rear garden and exciting potential for a side extension and more off road parking subject to P.P.

The property also enjoys the added convenience of being within easy reach of the M5 Motorway, the R D & E Hospital and Exeter Business Park in Sowton. Exeter International airport is five miles east of the city and there are excellent rail and road links including the mainline services to London (Paddington and Waterloo) the Midlands and the north of England plus excellent motorway connections with the national network at junctions 29, 30 and 31 of the M5 reaching a wide range of destinations.

Strong interest anticipated and early viewings recommended.

**Guide Price £325,000**

# 43 Meadow Way

Exeter, EX2 5BH



- NO ONWARD CHAIN - EXTENSION POTENTIAL
- Kitchen, Utility Room/WC
- Corner Plot Gardens
- Potential for More Off Road Parking
- Reception Hall
- 3 Bedrooms & Shower Room
- Sizeable Brick Workshop
- Lounge/Diner
- Gas Central Heating & uPVC Double Glazing
- Detached Garage & Parking

Front Porch

Reception Hall

Lounge/Diner

Lounge Area

13'3" x 12'8" (4.04 x 3.87m)

Dining Area

11'1" x 9'2" (3.38m x 2.81m)

Kitchen

9'5" x 8'9" (2.88m x 2.67m)

Utility Room/WC

6'2" x 5'2" (1.90m x 1.58m)

On the First Floor

Landing

Bedroom 1

13'1" x 10'7" (4.01 x 3.24m)

Bedroom 2

10'9" x 10'7" (3.30m x 3.23m)

Bedroom 3

9'0" x 8'2" (2.75m x 2.49m)

Shower Room

8'0" 5'4" (2.44m 1.63m)

Workshop

8'0" x 6'4" (2.45m x 1.94m)

Garage

Off Street Parking



Directions



# Floor Plan



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		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
		72	86
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	