



21 East John Walk

Newtown, Exeter, EX1 2EW

This delightful three-bedroom Victorian mid-terrace house on East John Walk in Exeter offers a perfect blend of modern living and traditional charm, making it an ideal family home.

As you step inside, you are welcomed by a traditional entrance vestibule and hall that lead into a spacious lounge through diner. This inviting space is perfect for both relaxation and entertaining, seamlessly connecting to a recently modernised kitchen/breakfast room. The kitchen is designed for functionality, making it an excellent space for social gatherings. From here, patio doors open onto a delightful south-facing courtyard garden, which is not only low-maintenance but also designed to attract local wildlife, including small birds, bees, and butterflies. The garden backs onto a communal green area, providing a serene outdoor space for alfresco dining and entertaining.

The property features three double bedrooms, with a bathroom conveniently located to serve the two bedrooms on the first floor. The second floor hosts a spacious attic bedroom, complete with a charming dormer window and ceiling angles that add extra character to this generous space. The house is equipped with modern comforts, including gas central heating, uPVC double glazing, and internal insulation, ensuring a cosy atmosphere throughout the year. The lounge is further enhanced by a wood burner, perfect for those chilly evenings.

Guide Price £325,000

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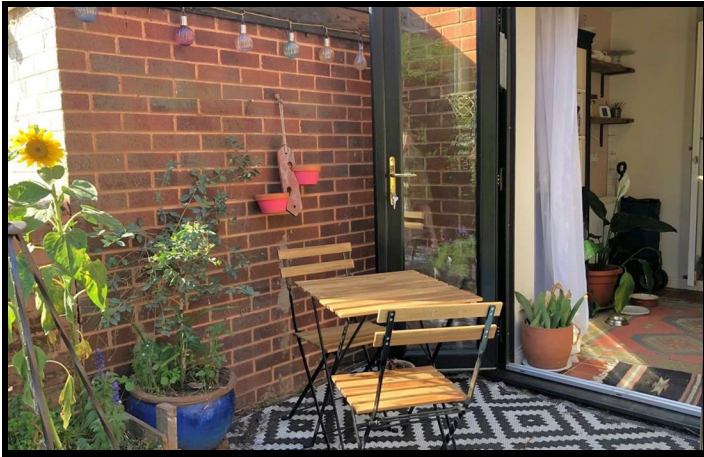
- MOTIVATED SELLER, PRICED TO SELL
 - Lounge/Diner
 - Bathroom (first floor)
 - Residents' On Street & Car Park Parking Close By
- QUIET CUL-DE-SAC NEAR CITY CENTRE
 - Kitchen/Breakfast Room
 - Gas Central Heating & uPVC Double Glazing
- Entrance Vestibule & Hall
 - 3 Double Bedrooms
 - Rear Courtyard Style Garden (south facing)

Entrance Vestibule	Bedroom 2
Entrance Hall	10'5" x 9'9" (3.19m x 2.98m)
Lounge/Diner	Bathroom
20'2" x 12'4" (6.15m x 3.76m)	10'11" x 5'10" (3.33m x 1.79m)
Lounge Area	On the Second Floor
12'4" x 9'10" (3.76m x 3.00m)	Bedroom 3
Dining Area	14'11" x 14'9" (4.57m x 4.51m)
10'4" x 9'10" (3.15m x 3.00m)	Courtyard Garden
Kitchen/Breakfast Room	Residents' Permit Parking/Garage Options
14'7" x 10'7" (4.45m x 3.25m)	
On the First Floor	
Landing	
Bedroom 1	
16'0" x 9'11" (4.89m x 3.03m)	



Directions





Floor Plan



Total area: approx. 100.2 sq. metres (1079.1 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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