



## 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**

# 52 Meadow Way

Exeter, EX2 5BH



- 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

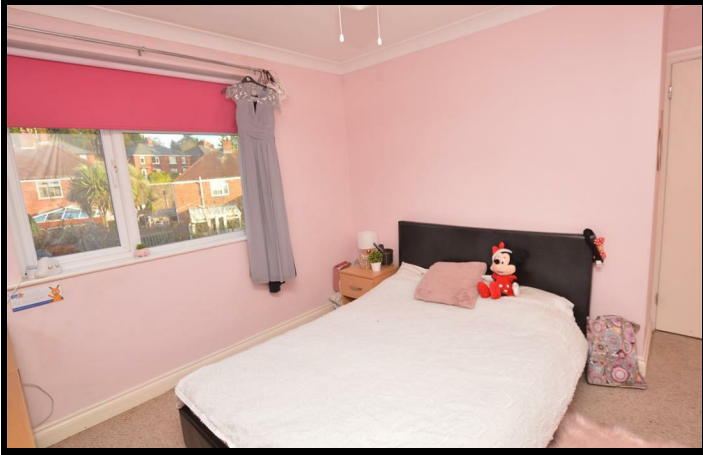
7'11" x 6'2" (2.43 x 1.88)

## 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

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	85
	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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
	EU Directive 2002/91/EC		