



35, West Garth Road



STAGS

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Exeter, Devon EX4 5AJ

Exeter Cathedral (1.9 Miles), St Davids Station (1.2 Miles)

A beautifully renovated and extended three-bedroom semi-detached home with generous gardens, driveway parking and a versatile studio space.

- Beautifully renovated
- Open-plan ground floor
- Studio space
- Mature gardens
- Freehold
- Extended accommodation
- Three bedrooms
- Driveway parking
- Great location
- Council tax band: D

Offers In Excess Of £450,000

SITUATION

West Garth Road is conveniently situated within easy reach of Exeter city centre and a wide range of local amenities including shops, schools and transport links. The property enjoys excellent access to the University of Exeter, Exeter St David's railway station and the A30 and M5 road networks, making it ideally placed for both commuting and family life. Exeter itself provides an excellent range of shopping, dining and leisure facilities together with well-regarded schools and beautiful surrounding countryside.

DESCRIPTION

35 West Garth Road is an exceptionally well-presented semi-detached home which has been thoughtfully renovated and extended by the current owners to create a stylish and light-filled family home. The property successfully combines attractive character features with contemporary finishes, while the open-plan ground floor layout creates an excellent flow between the living spaces and a wonderful connection with the rear garden. Particular features include the bespoke kitchen with concrete worktops, the extended family space with large glazed doors and roof light, driveway parking for multiple vehicles and the converted garage studio.



ACCOMMODATION

The accommodation is entered via a part-glazed entrance door leading into a welcoming reception hall with stripped wooden floorboards, stairs rising to the first floor and doors opening to the principal rooms, including a useful ground floor cloakroom. A particular feature of the property is the open-plan arrangement to the ground floor, creating an excellent flow between the individual living areas whilst still retaining clearly defined spaces. The rear extension provides a superb family area with an excellent connection to the garden through large glazed doors and a roof lantern allowing an abundance of natural light to flood the space. The bespoke kitchen has been thoughtfully designed for the property and comprises a range of fitted units complemented by concrete work surfaces and integrated appliances. The open-plan design allows light to travel through the property from front to rear, enhancing the sense of space throughout. To the front of the property is an attractive sitting room with stripped wooden flooring, a large window and feature fireplace. The dining area provides ample space for a large table and further benefits from a breakfast bar adjoining the kitchen before opening into the extended family space which flows back around to the utility area and kitchen.

On the first floor are two generous double bedrooms together with a third bedroom, ideal as a child's room or home office. The family shower room has been tastefully renovated to a high standard and completes the accommodation.

OUTSIDE

To the front of the property is a generous driveway providing parking for multiple vehicles together with an attractive front garden featuring mature shrubs and a seating area. The former garage has been converted to provide a highly useful studio space, ideal for those working from home or requiring a hobbies room.

The rear garden is of an excellent size and has been beautifully maintained, comprising areas of lawn, mature planting and a patio terrace providing an ideal space for outdoor dining and entertaining.

SERVICES

Utilities: Mains electric, mains gas, mains water, mains drainage, telephone and broadband

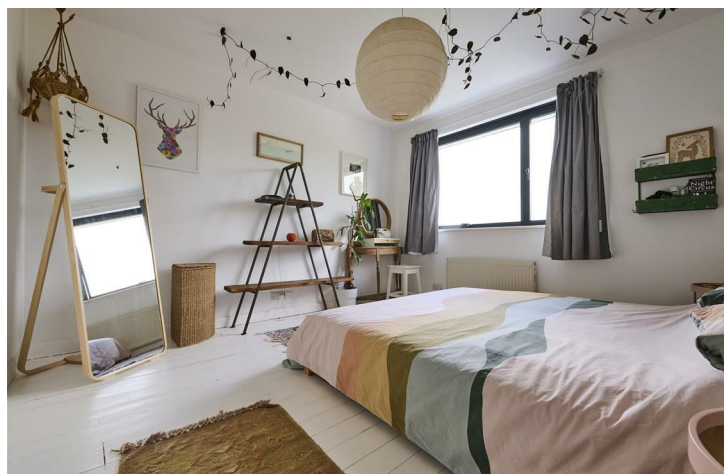
Heating: Gas central heating.

Tenure: Freehold

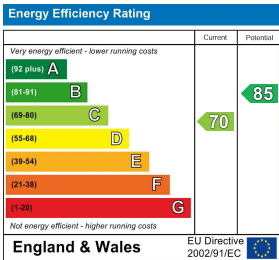
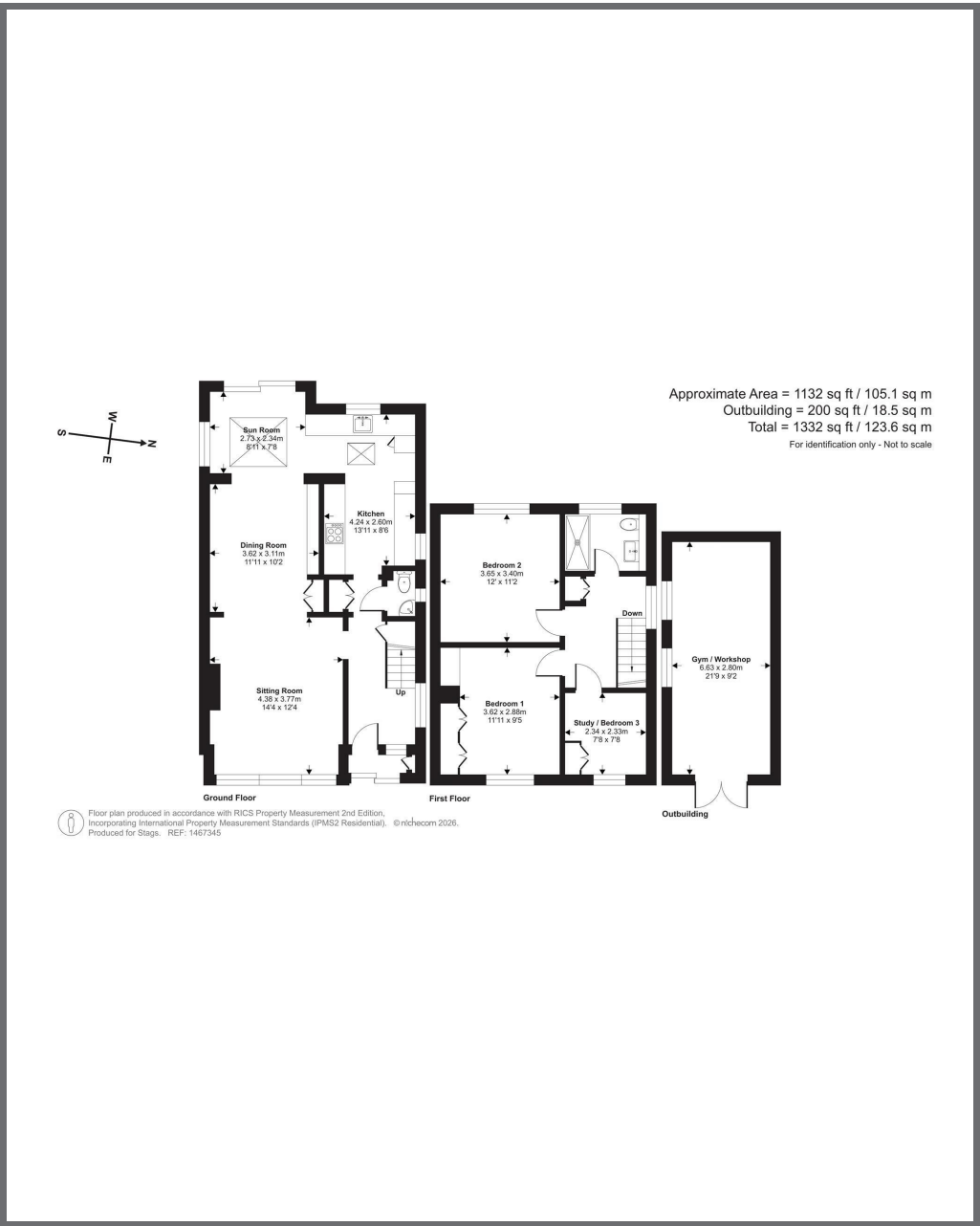
EPC: C(70)

Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).

Please be aware that there are restrictive covenants - please enquire with agent for future information.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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