

# Wiltshire Close

**Exeter, Devon, EX4 1LU**

Offers Over £325,000







**Description**

Situated in the highly sought-after area of Higher St Thomas, this spacious semi-detached chalet bungalow offers versatile accommodation with excellent potential for improvement and personalisation.

Now in need of some modernisation throughout, the property presents an excellent opportunity for buyers looking to create a home to their own taste in this popular area.

The property welcomes you via a spacious entrance hall, leading to a generous lounge and separate kitchen/dining room with direct access to the rear garden, creating an ideal space for family living, entertaining, and al fresco dining. The ground floor also benefits from a family bathroom, separate WC, and a versatile additional room currently used as a bedroom, offering excellent potential for multigenerational living, a home office, or an additional reception room.

To the first floor are a spacious principal bedroom and two further well-proportioned bedrooms, which enjoy exceptional city views whilst providing flexible accommodation for families of all sizes.

Externally, the property features a generous front garden, a private driveway providing off-road parking for multiple vehicles, and a detached garage. To the rear is an enclosed garden featuring a lawn, mature shrubs, and a patio area, creating an ideal space for outdoor enjoyment.

**Location**

St Thomas is a popular suburb on the western bank of the River Exe, just a short walk from Exeter city centre via Exe Bridges. It boasts great local amenities—shops, cafés, pubs, parks, and a sports centre with a pool.

Ideal for families, it has three primary schools and the respected Westexe Community College. Commuters benefit from easy access to the M5, A30, A38, and nearby Exeter St Davids station with mainline rail links.

With the historic quayside and city centre close by, St Thomas offers both convenience and a high quality of life.





**Directions**

What3Words: https://what3words.com/exact.plus.cool

**Material Information**

- EPC Rating: D
- Tenure: Freehold
- Local Authority: Exeter City Council
- Council Tax Band: D
- Rights and Restrictions: TBC
- Mains: Water, drainage. electric, gas
- Heating: Gas Central Heating
- Parking: Driveway, Garage






**Property Fact Sheet Ref:**
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