

Fortibus Road

Exeter £290,000

Fortibus Road

Exeter £290,000

A well-presented, nearly new end-terraced home in the popular area of Countess Wear, offering bright open-plan living, a modern fitted kitchen and two spacious bedrooms. The property benefits from approximately four years remaining on its build warranty, providing added peace of mind for the next owner. Outside, enjoy a level rear garden with patio, additional storage and two allocated parking spaces, all within easy reach of Exeter.

End Terrace | Two Double Bedrooms | Open-Plan Kitchen, Living And Dining Area | Modern Fitted Kitchen With Integrated Appliances | Downstairs Cloakroom | Family Bathroom | Rear Garden With Patio | Two Allocated Parking Spaces |

DESCRIPTION

This well-presented two-bedroom end-terraced property offers bright, modern accommodation, thoughtfully arranged to suit contemporary living.

Upon entering, you are welcomed into the entrance hall, which benefits from a useful storage cupboard and a downstairs cloakroom. The hallway leads through to an impressive open-plan kitchen, living and dining space, creating a sociable and versatile area ideal for both everyday living and entertaining. The modern kitchen features a range of fitted units, integrated appliances and generous worktop space. To the living area, French-style double doors open directly onto the rear garden, allowing plenty of natural light to flood the space throughout the day and creating a wonderful connection between the inside and outside.

Upstairs, the property offers two well-proportioned bedrooms, with the principal bedroom benefiting from a built-in wardrobe. A family bathroom completes the first-floor accommodation.







Outside, the property enjoys a level rear garden with a patio area, providing an ideal space for outdoor dining and relaxation. There is also additional space to the side of the property with a useful garden shed ideal for further storage. Further benefits include two allocated parking spaces positioned to the front of the property, adding to the convenience of this attractive home.

LOCATION

Situated in the popular residential area of Countess Wear, this property enjoys a convenient location with a range of local shops, everyday amenities and schools nearby. Exeter city centre is easily accessible by car and public transport, while Newcourt railway station provides convenient links for commuters. The historic estuary town of Topsham is also within easy reach, offering independent shops, cafés, restaurants and riverside walks. The property is well placed for access to the M5, making it an ideal location for those looking to enjoy both city living and the surrounding Devon countryside.

AGENT NOTES

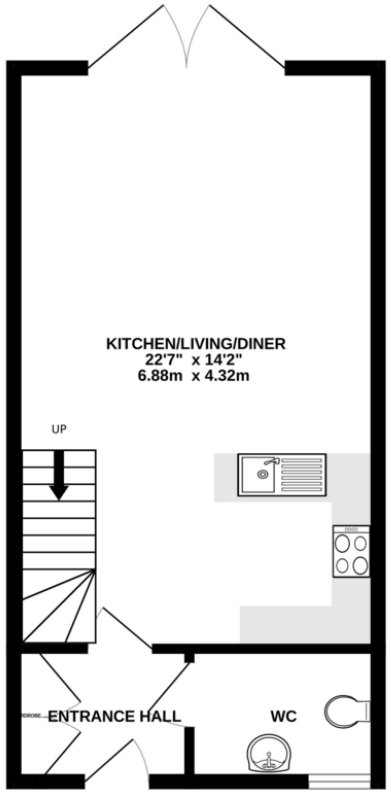
To the best of the Vendors knowledge, they have advised the following: -
Tenure: Freehold
Council Tax Band: C
Council: Exeter City Council
Estate Management Fee: £167
Parking: Two parking Spaces
Garden: Enclosed Rear Garden
Electricity: Mains
Gas: Mains
Heating: Gas central heating
Water supply: Mains
Sewerage: Public
Broadband: Full fibre broadband with up to 1600MPS download & 115MPS upload
Mobile Signal: Several networks currently showing as available at the property including EE & 3



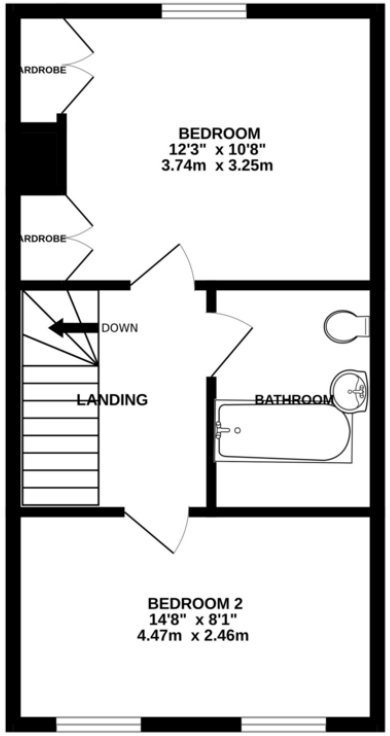




GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.1 sq.m.) approx.

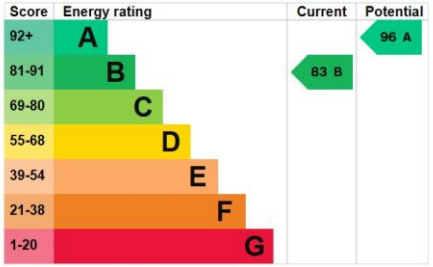


TOTAL FLOOR AREA : 781 sq.ft. (72.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026







Agents Note: Whilst every care has been taken in the preparation of these sales particulars, they are for general guidance only. All measurements, descriptions and other details are approximate and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves, as to the accuracy of the information by inspection, measurement or otherwise. If inadvertently omitted or inaccurate details come to light after distribution, East and West of Exe reserves the right to withdraw, amend and reissue this brochure without notice or liability for any financial loss prior to exchange of contracts. East and West of Exe has no authority to make legal representations or warranties in relation to the property, including but not limited to boundaries, environmental matters, planning, building regulations and title matters, and cannot enter into any contract on behalf of the Vendor. All offers are subject to contract and the Vendor reserves the right to refuse any offer without giving reason. We do not accept responsibility for any expenses incurred by prospective purchasers at any stage of the transaction, in relation to properties that have been sold, let, or withdrawn. These particulars are prepared in accordance with the Consumer Protection from Unfair Trading Regulations (2008) and the Business Protection from Misleading Marketing Regulations (2008). Any material information known to the agent has been disclosed; however, buyers must make their own enquiries to confirm any details that are material to their purchasing decision.

PrimeLocation
The Property Ombudsman
rightmove
Zoopla.co.uk

EXETER OFFICE
18 Southernhay West Exeter EX1 1PJ
Tel: 01392 833999
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

EAST DEVON OFFICE
61 Fore Street Topsham Exeter EX3 0HL
Tel: 01392 345070
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

WEST OF EXE OFFICE
Main Road Exminster EX6 8DB
Tel: 01392 833999
enquiries@westofexe.co.uk
www.westofexe.co.uk

Registered in England no. 07121967