



53, Bishops Way



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Exeter, Devon EX2 7PF

Digby & Sowton train (0.4 Miles), M5 (0.7 Miles), Exeter Cathedral (3.2 Miles)

A stylish and well-appointed semi-detached home, situated within the popular Bishops Court development offering beautifully presented accommodation, a landscaped garden, garage and generous off-road parking.

- Modern family home
- Semi-detached house
- No onward chain
- Garage and driveway
- Freehold
- Three bedrooms
- Open-plan kitchen/diner
- Landscaped garden
- EV car charging port
- Council tax band: D

Guide Price £425,000

SITUATION

The property is located within the highly regarded Bishops Court development on the eastern fringes of Exeter, a convenient and well-connected position for both the city and surrounding areas. Nearby facilities include a range of local shops, supermarkets and leisure amenities, with the popular Exeter Chiefs rugby ground and David Lloyd health club within easy reach.

Digby & Sowton railway station provides regular services to Exeter city centre and beyond, whilst excellent road links are available via the M5 and A38, offering access to the wider region. The Cathedral city of Exeter provides a comprehensive range of shopping, dining and cultural facilities, together with well-regarded schools and the University of Exeter.

DESCRIPTION

53 Bishops Way is an attractive and modern family home, built by Redrow and thoughtfully enhanced to provide comfortable and contemporary living throughout. The property occupies a pleasant position within this sought-after residential area, conveniently located for access to local amenities, transport links and the city centre.



ACCOMMODATION

A front door opens into the entrance hall with stairs rising to the first floor and access to a cloakroom fitted with WC and wash basin. The sitting room lies to the front of the property, a bright and comfortable space with a large window overlooking the front garden.

To the rear, the kitchen/dining room is a generous open-plan area, fitted with a range of modern wall and base units with integrated appliances including oven, hob, fridge/freezer and dishwasher. There is ample space for a dining table and chairs, with French doors and additional glazing providing excellent natural light and direct access to the garden. A useful utility cupboard provides space and plumbing for laundry appliances. On the first floor, the landing gives access to all rooms. The principal bedroom is a well-proportioned double room with fitted wardrobes and an en suite shower room comprising shower, WC and wash basin.

Bedroom two is a further double room overlooking the rear garden, whilst bedroom three is a good-sized single room, ideal as a child's bedroom or home office. The family bathroom is fitted with a modern suite including a bath with shower over, WC and wash basin.

OUTSIDE

To the front, the property is approached via a private driveway providing parking for several vehicles and access to the garage. The front garden is neatly arranged with lawn and planted borders, enhancing the property's kerb appeal.

The rear garden has been attractively landscaped to provide a pleasant and enclosed outdoor space, ideal for both relaxation and entertaining. A paved terrace adjoins the rear of the house, perfect for al fresco dining, leading onto an area of lawn with further seating areas. A raised decked section sits behind the garage, offering an additional spot to enjoy the garden.

The garage is fitted with power and lighting, and there is side access linking the front and rear of the property.

SERVICES

Utilities: Mains drainage, gas, electricity and water

Tenure: Freehold

EPC:B(84)

Council tax band: D

Standard and Ultrafast broadband available (Ofcom), EE, Three, O2 and Vodafone mobile network available (Ofcom).

AGENTS NOTE

Please note that some images include virtual staging. The vendor has advised a maintenance charge is payable which is circa £255 per year.



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.

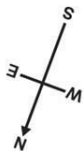


Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

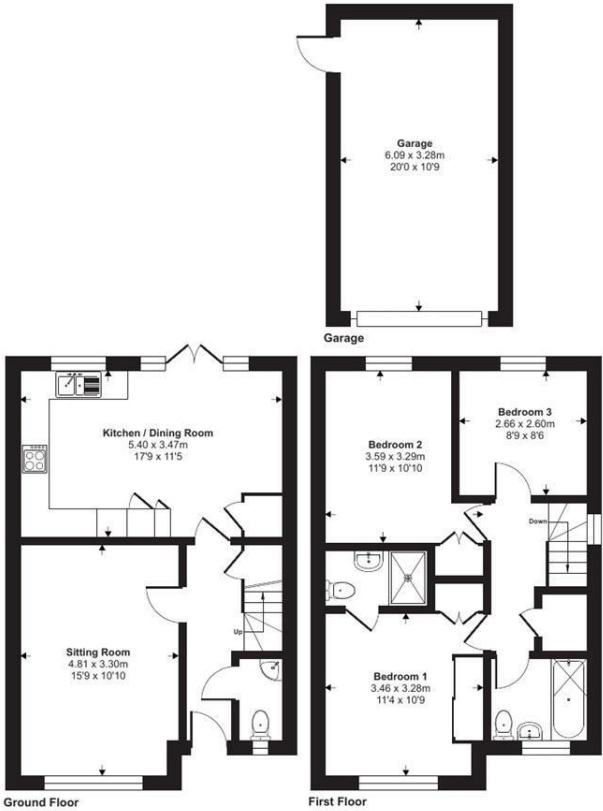
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Approximate Area = 952 sq ft / 88.4 sq m
Garage = 215 sq ft / 19.9 sq m
Total = 1167 sq ft / 108.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1439754