



SOUTHGATE

ESTATES



£230,000

21 FORTESCUE ROAD, EXETER, DEVON, EX2 8JZ

2 DOUBLE BEDROOMS. WELL-PRESENTED. TERRACED HOUSE.
CHARACTER FEATURES. ENCLOSED REAR GARDEN. CONVENIENT LOCATION.



FORTESCUE ROAD, EXETER

A well-presented two bedroom terraced house located within the convenient location of St Thomas. This area provides a wide range of local amenities including a number of supermarkets, cafes and restaurants, various green spaces, and primary and secondary Schools. Exeter's city centre is also nearby with all the attractions it has to offer. In addition, the area is well serviced by public transport links with St Thomas Railway Station and regular buses.

The internal accommodation briefly comprises an entrance vestibule and hallway, a living room, a spacious dining room and kitchen on the ground floor, along with two double bedrooms and a bathroom upstairs. Externally, the property enjoys an enclosed low-maintenance garden to the rear.

With such an ideal location and the character features, this property is not to be missed and further viewing is highly recommended.

THE ACCOMMODATION COMPRISES: ENTRANCE & HALLWAY

A door opens to the entrance vestibule and hallway which includes space for hanging coats, a radiator, stairs to the first floor, and access to the living room and dining room.

LIVING ROOM

10' 8" x 10' 6" (3.24m x 3.19m) plus bay

An attractive reception room boasting a uPVC double glazed bay window to the front aspect, a decorative cast-iron fireplace, and a radiator.

DINING ROOM

14' 2" x 11' 3" (4.32m x 3.42m) to rear of cupboard and stairs

A good-sized room consisting of an understairs storage cupboard, a further built-in cupboard housing the Ideal combination boiler, a decorative cast-iron fireplace, a radiator and an archway through to the kitchen. A uPVC double glazed window faces the rear aspect.





KITCHEN

11' 1" x 6' 8" (3.37m x 2.03m)

The kitchen contains a range of matching wall and base units with granite-effect worktops, a tiled splashback and a 1.5 bowl stainless steel sink and drainer unit with a mixer tap over. Integrated appliances include an oven with a gas hob and extractor hood over, and space is provided for a fridge freezer, a washing machine and a dishwasher. In addition, there is a breakfast bar, a door leading out to the garden, and two uPVC double glazed windows face the side and rear aspects.

STAIRS & LANDING

Stairs rise to the first floor landing which provides doors to the bathroom and two bedrooms, and a hatch to the loft.

BATHROOM

11' 0" x 6' 8" (3.36m x 2.03m)

Comprising a close-coupled WC, a pedestal wash basin with a tiled splashback, and a P-shaped bath with a Mira shower over. There is also a useful storage area, a radiator and an obscured uPVC double glazed window to the rear aspect.

BEDROOM 1

14' 3" x 10' 6" (4.34m x 3.19m)

A spacious double bedroom enjoying two uPVC double glazed windows to the front aspect and a radiator.

BEDROOM 2

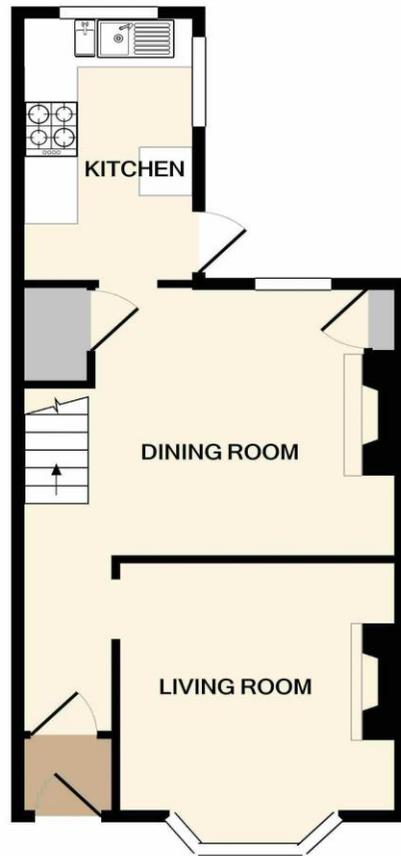
11' 2" x 9' 0" (3.41m x 2.74m) to rear of cupboard

A further well-proportioned double bedroom featuring a built-in storage cupboard, a uPVC double glazed window to the rear aspect and a radiator.

GARDEN

A low-maintenance enclosed rear garden with the advantage of an area of decking to the rear providing an ideal entertainment space. The remainder of the garden is paved and a rear gate allows access to the service lane behind.

TENURE: FREEHOLD

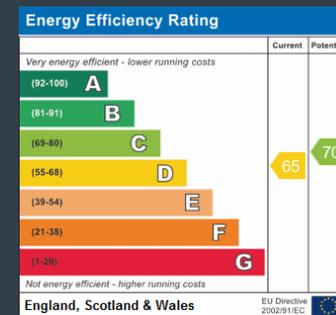


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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