



SOUTHGATE

ESTATES

*2 Betony Rise,*  
Exeter, Devon, EX2 5RR  
£500,000





3 Bedrooms, Double Garage & Driveway,  
Far-Reaching Views, No Onward Chain,  
Sizeable Gardens, Popular Location

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Situated in a prime location to benefit from the panoramic countryside views, this unique three bedroom home is coming to the market with no onward chain.

While enjoying this secluded position, the property is also just a short distance from a number of amenities, including Rydon Lane Retail Park, various bus stops and Digby & Sowton train station, and is also within easy reach of the M5 and the south Devon Coast.





### Accommodation

As you enter through the front door, you are welcomed into the entrance porch and to the hallway which provides access to each of the main internal rooms. There is also a wall of fitted cupboards offering ample built-in storage. Toward the end of the hallway is the open plan lounge diner which is complemented by a window to the front aspect, perfectly placed to enjoy the far-reaching views, with a window seat. This large reception room also includes a feature fireplace and sliding doors opening directly out to the rear garden. The separate kitchen contains a range of matching wall and base units with fitted worktops, a tiled splashback and a 1.5 bowl stainless steel sink and drainer unit with a mixer tap over. Integrated appliances include an eye-level oven with a microwave, and a separate 5-ring gas hob and extractor hood, as well as a dishwasher, fridge, freezer and a washing machine. There is also a window to the rear aspect and a door opening out to the rear garden. The master bedroom is a good size and has the advantage of a built-in mirrored wardrobe, along with a window to the rear with a pleasant outlook over the garden. A door opens into the en suite shower room. The second bedroom is a further double, also featuring a built-in mirrored wardrobe, plus a window to the front aspect. The third bedroom is a single room, with a window to the front. Finally, the bathroom comprises a bath with a mixer tap over, a close coupled WC and a pedestal wash basin with a mixer tap over, as well as an obscured window to the rear aspect.





### Gardens

The well-established gardens are a real feature of the property, and wrap around the house to the side and rear. An elevated patio at the top of the garden provides an ideal space for seating to take in the outstanding countryside views. There is also a garden room which has the advantage of power and lighting, adding a further multi-functional space for entertaining. The sizeable garden also incorporates a lawned area with a number of attractive conifers and other mature shrubs, as well as an area of decking leading out from the lounge diner and kitchen, offering space for outdoor dining. Steps lead down to the garage.

### Double Garage & Parking

The property benefits from a driveway to the front, allowing off-road parking for multiple vehicles. Two up-and-over doors open into the large double garage which is serviced by power and lighting, with a window to the side and a door to the garden. A further door opens into a useful store room, which could be used as a workshop.

### Property Information

Tenure: Freehold. Council tax band: E. Energy rating: D. Approximate floor area: 91m<sup>2</sup>.







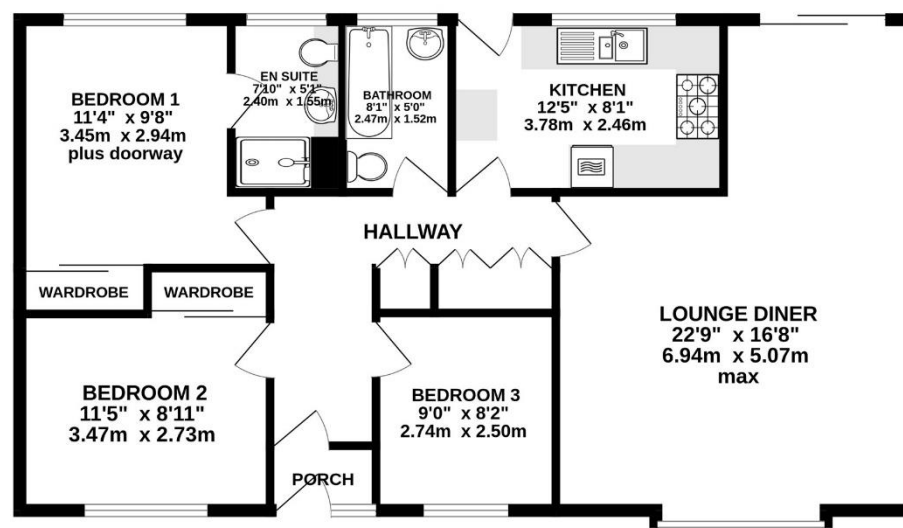
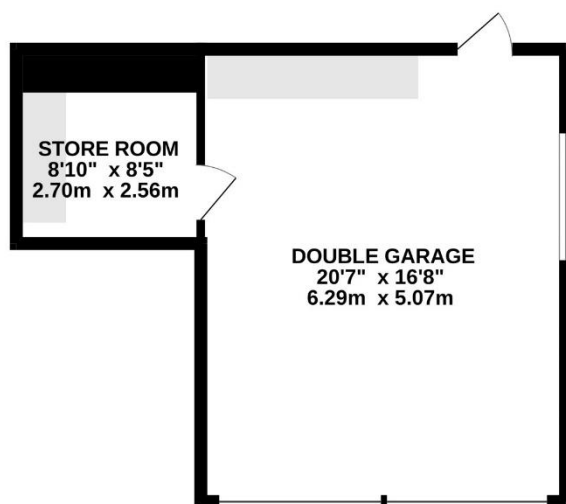




Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

**DOUBLE GARAGE**  
404 sq.ft. (37.5 sq.m.) approx.

**GROUND FLOOR**  
1068 sq.ft. (99.3 sq.m.) approx.



[www.tpos.co.uk](http://www.tpos.co.uk)



**TOTAL FLOOR AREA : 1472 sq.ft. (136.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**Southgate Estates**

**50-51 South Street, EX1 1EE**

**01392 207444**

**info@southgateestates.co.uk**  
**southgateestates.co.uk**