



SOUTHGATE

ESTATES



149 Rifford Road,

Exeter, Devon, EX2 5LW

£265,000



Three Bedrooms, Semi-Detached House, Garage & Parking, Gardens to Front & Rear, Convenient Location, Workshop/Store

A well-proportioned three bedroom semi-detached house situated in the residential area of Wonford. This convenient location offers a range of local amenities, including various shops, a GP surgery, churches, and Woodwater Academy Primary School. The RD&E hospital is also nearby, and there are regular transport links into the city centre.

Internally, the accommodation consists of an entrance hallway with a spacious storage cupboard, a living room, kitchen and a shower room on the ground floor, and upstairs are three bedrooms (two of which are doubles). Externally the property has the advantage of multiple outbuildings which could be used for a variety of purposes, as well as a garden to the rear, and a large garage with a driveway to the front.





Entrance Hallway The front door opens to the entrance hallway which includes a radiator, doors to the living room and shower room, and stairs to the first floor incorporating storage below. A further door leads into a spacious storage cupboard which houses the Ideal combination boiler, the gas and electric meters, and a uPVC double glazed window facing the side aspect.

Living Room 15' 8" narrowing to 10' 7" x 13' 4" (4.78m x 4.06m) A good-sized reception room enjoying a uPVC double glazed window to the front aspect, a gas fireplace with a built-in storage cupboard to the side, a radiator and half-height wall panelling. A door opens into the kitchen.

Kitchen 12' 4" x 8' 7" (3.75m x 2.61m) Containing 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 a double oven with a gas hob and extractor hood over, plus space for a washing machine and a tall fridge freezer. In addition, there is a door leading out to the rear garden, and a uPVC double glazed window to the rear aspect.

Shower Room 5' 10" x 5' 4" (1.79m x 1.62m) Comprising a close-coupled WC, a pedestal wash basin, and a walk-in shower. There is also an extractor fan, a radiator, part-tiled walls, and a uPVC double glazed window to the rear aspect.



Stairs & Landing Stairs rise to the first floor landing which provides doors to the three bedrooms, a hatch to the loft, and a uPVC double glazed window to the rear aspect.

Bedroom 1 13' 4" x 10' 6" (4.06m x 3.2m) to rear of wardrobes The master bedroom benefits from a radiator, and a uPVC double glazed window to the front aspect.

Bedroom 2 12' 2" x 8' 10" (3.72m x 2.68m) to rear of wardrobes A further double bedroom complemented by a uPVC double glazed window to the rear aspect overlooking the garden, as well as and picture rails and a radiator.

Bedroom 3 10' 1" x 7' 9" (3.07m x 2.35m) plus recess The final bedroom features a uPVC double glazed window to the side aspect and a radiator.

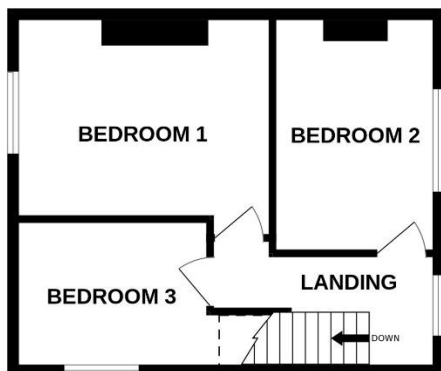
Garden, Outbuildings, Garage & Parking Doors lead out to the rear garden which is mainly paved offering a pleasant low-maintenance outside space. A path leads to a side section of garden which is laid to lawn with an outdoor tap. There are also multiple outbuildings which could be used for a number of purposes and are serviced by power and lighting. At the front of the property is an enclosed lawned garden, as well as a generous garage and driveway providing off-road parking for multiple vehicles.

Property Information Tenure: Freehold. Council Tax Band: B.

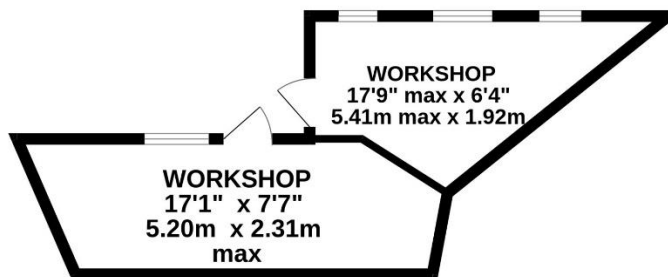
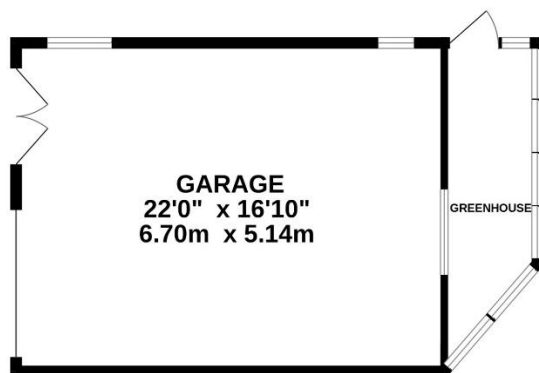
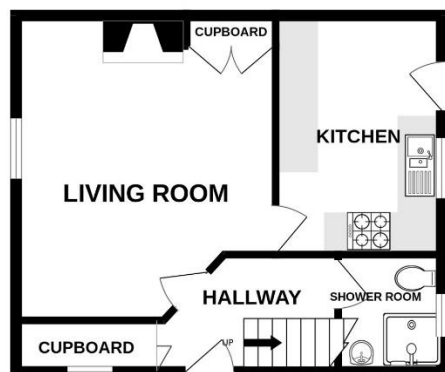




1ST FLOOR

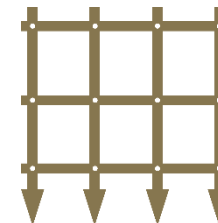


GROUND FLOOR



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



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