



2



2



1

64 Brookside Crescent, Exeter, Devon, EX4 8NE



SOUTHGATE
— ESTATES —

£325,000





64 Brookside Crescent

A sizeable two bedroom bungalow located in the popular area of Beacon Heath. The property benefits from attractive gardens to the front and rear, along with a shared driveway leading to the garage. The internal accommodation briefly consists of an entrance vestibule and hallway, an open-plan living space, a garden room, utility room, two double bedrooms and a shower room.

The property is ideally situated to enjoy a number of nearby amenities, including primary and secondary schools, GP surgeries, grocery stores, Northbrook Swimming Pool and various pubs. Mincinglake Valley Park is also just a short distance from the property, offering pleasant countryside walks. In addition, there are good public transport links into Exeter's city centre, with various bus routes in and out of the city, along with Polsloe Bridge train station, just over a mile's walk from the property.



Accommodation The front door opens into a vestibule and hallway, a welcoming entrance providing access to the living space, the two bedrooms and the shower room. There is also a built-in storage cupboard. The open-plan living space is well-proportioned and is complemented by double doors opening directly into the garden room, as well as a feature fireplace to the sitting area. The kitchen space contains a range of matching wall and base units with white granite worktops, a matching upstand and a stainless steel sink with a mixer tap over and drainer grooves to the side. Appliances include an oven with a 5-ring gas hob and extractor hood over, a fridge and a freezer. Additionally, a window faces the side aspect, and a door opens into the useful utility room which incorporates further worktops with space below for a washing machine, dryer and a dishwasher. The garden room is a pleasant space which could be used for a number of purposes, and enjoys windows to the rear aspect with far-reaching views across the surrounding landscape. There is also underfloor heating meaning the space can be enjoyed throughout the year. Double doors open out to the rear garden. The two double bedrooms are both good-sized doubles, each offering a window to the front aspect. Lastly, the shower room comprises a full-width shower cubicle, a wash basin set on a marble countertop, with a vanity unit below and mixer tap over, plus a hidden cistern WC. A frosted window faces the side aspect.

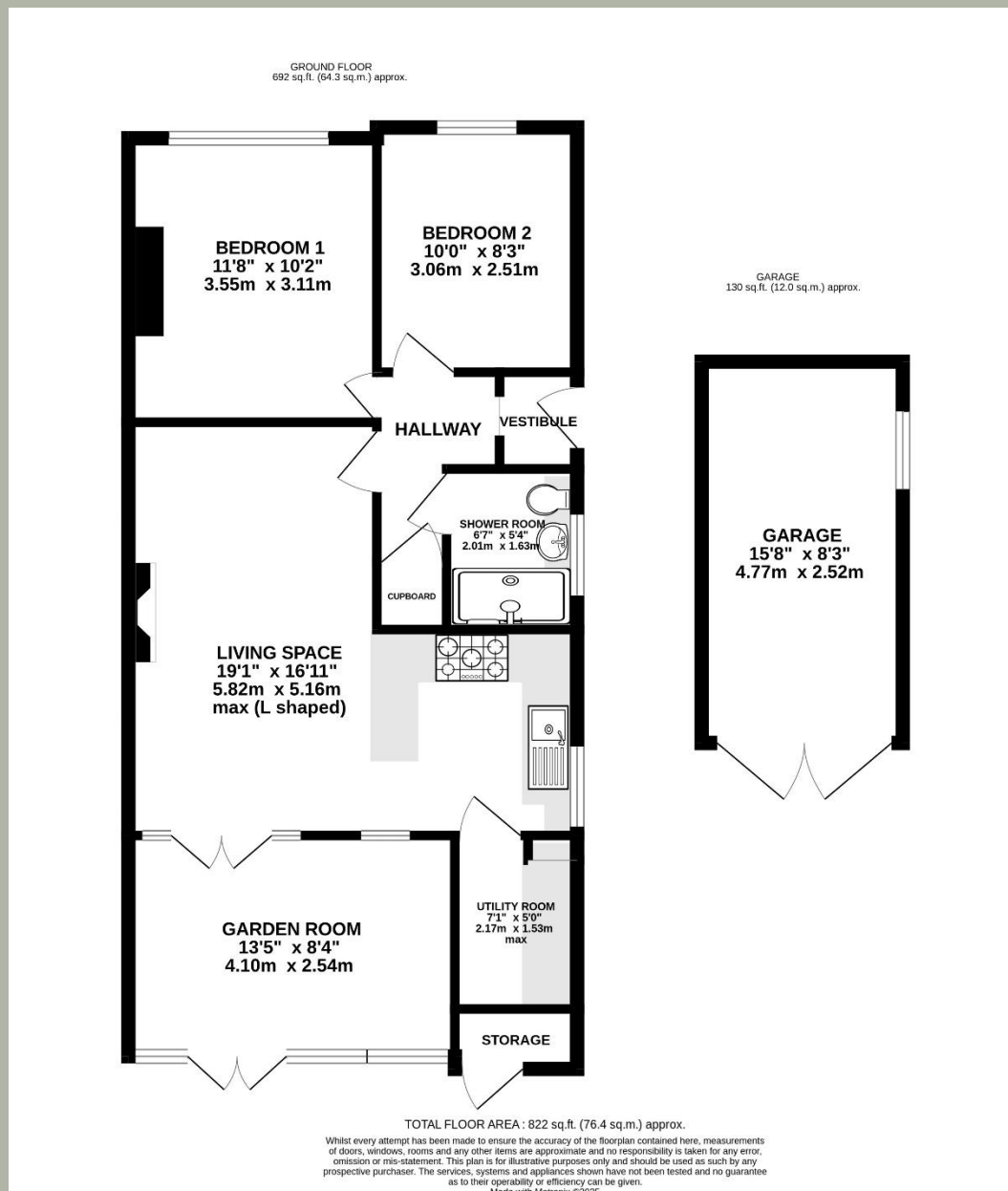


Garden & Garage Doors open out to the delightful rear garden which has been lovingly maintained by the current vendors. As you walk out from the garden room, there is a patio space providing an ideal spot to enjoy the surrounding views. Steps lead down to a gravelled section, with an area of decking to the rear. A further set of steps descends to a small lawned space with a hedge border and a space for seating. There is also an outside storage shed, and a gate providing access to the side. A shared driveway allows access to the garage which is serviced by power and lighting, and includes double doors to the front, plus a window to the rear.

Property Information Tenure: Freehold. Council tax band: C.

- *2 Double Bedrooms*
- *Bungalow*
- *Semi-Detached*
- *Garage*
- *Enclosed Garden*
- *Popular Location*





Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



www.tpos.co.uk



SOUTHGATE
ESTATES

50-51 South Street, EX1 1EE

01392 207444

info@southgateestates.co.uk

Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/landlord does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.