



SOUTHGATE

ESTATES

4 Abbey Road, Exeter,
Devon, EX4 7BG
£250,000





3 Bedrooms, Terraced House, No Onward Chain, In Need of Modernisation, Walled Rear Garden, Convenient Location

A spacious three bedroom terraced house coming to the market for the first time in over 70 years. Situated in a no-through road in the convenient location of Mount Pleasant, this property would be an ideal opportunity for someone looking for a development opportunity to restore the property to a lovely family home.

Internally, the accommodation consists of an entrance vestibule and hallway, a living room, family room, dining room and kitchen, with a door to a lean-to and WC. Upstairs are three double bedrooms and a bathroom. To the rear of the property is an enclosed walled garden. The fantastic location offers many nearby amenities, including various shops/convenience stores, primary and secondary schools, places of worship, and medical centres. Additionally, Polsloe Bridge Rail Station is just a short distance away, along with bus routes in and out of Exeter's city centre.

With no onward chain, the opportunity for development, and the spacious accommodation, this excellent home should not be missed and we highly recommend internal viewing.

Entrance Vestibule & Hallway The front door opens to the entrance vestibule which includes period tiled flooring, dado rails, and a door to the hallway. The hallway provides access to the living room, family room and dining room, a night storage heater, and stairs to the first floor incorporating space for storage below.

Living Room 11' 9" x 10' 10" (3.59m x 3.31m) plus bay A good-sized reception room boasting a uPVC double glazed box bay window to the front aspect, decorative coving, and a Dimplex heater.

Family Room 11' 7" x 9' 9" (3.53m x 2.97m) A multi-functional reception room with the advantage of French doors opening out to the lean-to, a Heatstore heater, shelving into the alcoves, and picture rails.

Dining Room 9' 5" x 10' 4" (2.88m x 3.15m) plus recess Benefitting from a Heatstore heater, a double glazed window to the side aspect into the lean-to, built-in storage into the alcoves, and a door to the kitchen.

Kitchen 7' 8" x 5' 10" (2.33m x 1.79m) & 4' 11" x 4' 2" (1.5m x 1.26m) Containing a range of base units with fitted worktops, a part-tiled splashback, and a sink with a double drainer. Space is provided for an oven and two further appliances, and there is also a double glazed window to the rear aspect, and a door to the lean-to.

Lean-To & Cloakroom 18' 9" x 5' 4" (5.71m x 1.62m) plus cloakroom A useful space serviced by power, incorporating doors to the garden and cloakroom, which provides a low-level WC, a light, and a window to the rear aspect.

Stairs & Landing Stairs rise to the first floor landing which includes doors to the three bedrooms and the bathroom, and a built-in storage cupboard.

Bedroom 1 15' 4" x 10' 10" (4.67m x 3.29m) plus bay A generous double bedroom featuring a decorative cast-iron fireplace, a uPVC double glazed box bay window to the front aspect, and a night storage heater.

Bedroom 2 11' 7" x 9' 11" (3.53m x 3.03m) A further spacious double bedroom enjoying a double glazed window to the rear aspect.

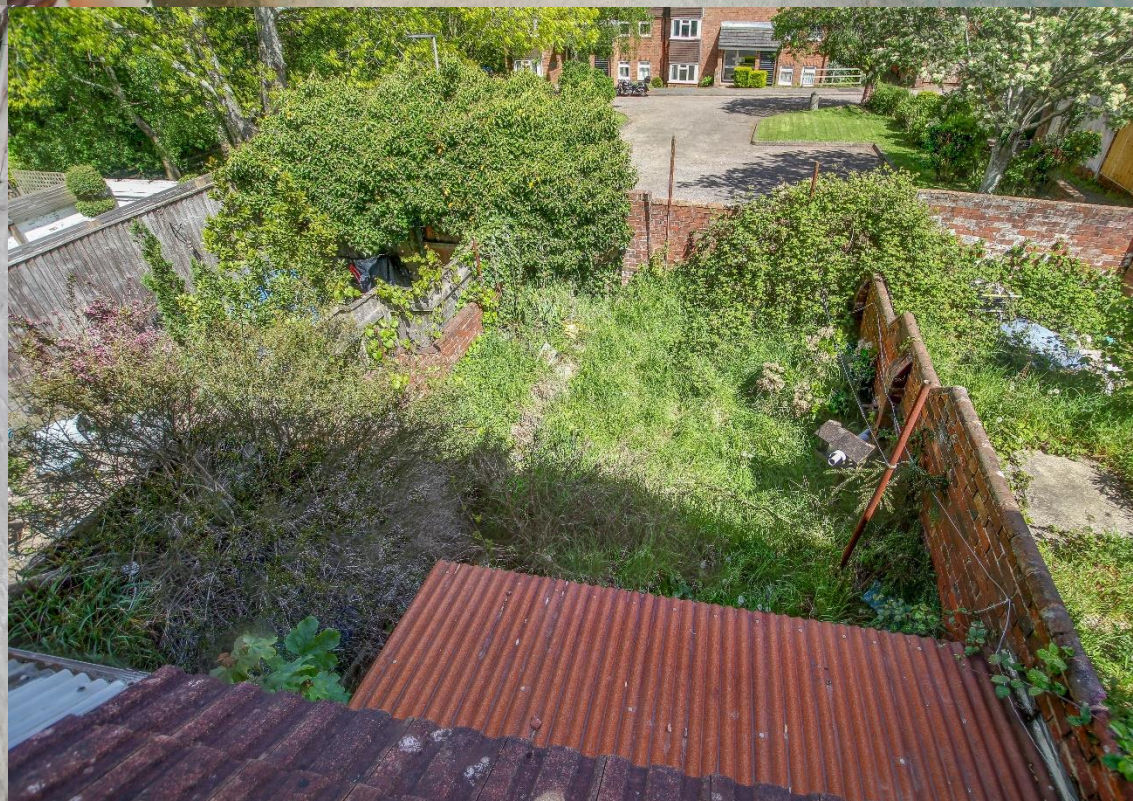
Bathroom 5' 8" narrowing to 4' 0" x 4' 10" (1.73m x 1.48m) Comprising a high-level WC, a wall-mounted wash basin, and a bath with a built-in storage cupboard over housing the hot water tank. Additionally there is a heated towel rail, a wall-mounted heater, part-tiled walls, and an obscured double glazed window to the side aspect.

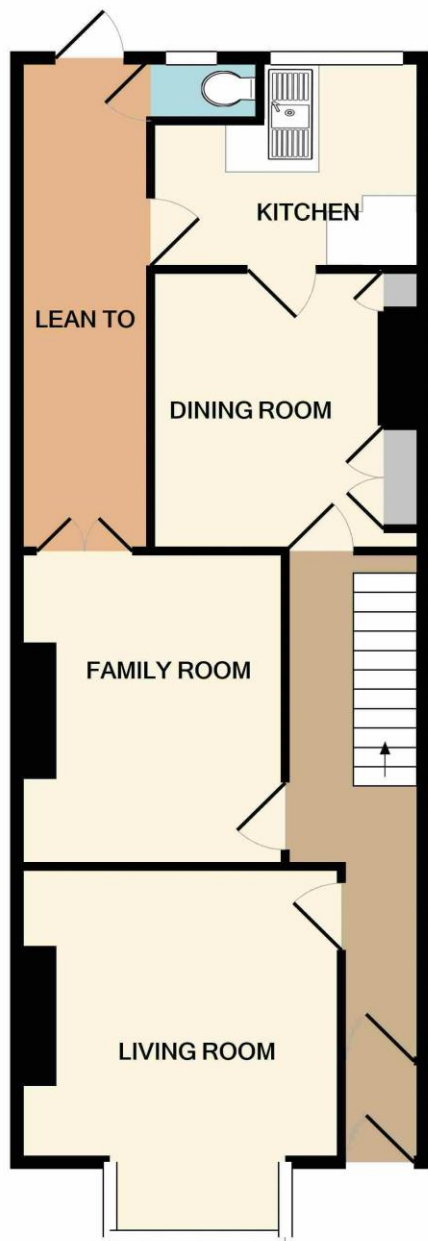
Bedroom 3 10' 6" x 9' 6" (3.2m x 2.9m) plus doorway A final double bedroom consisting of a double glazed window to the rear aspect overlooking the garden.

Garden An enclosed walled rear garden which is mainly laid to lawn with a gate providing access to the rear.

Tenure: Freehold Please note: The current EPC rating is an F with potential for a C. The property would require improvements to the energy rating in order to be let out.







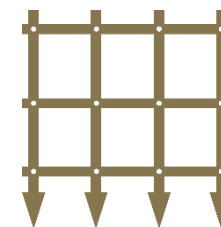
GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



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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 must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor 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.

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