



SOUTHGATE

ESTATES

21 Beaufort Road, Exeter,
Devon, EX2 9AB
£250,000





3 Double Bedrooms, Enclosed Rear Garden, 2 Separate Reception Rooms, Outside Store Rooms, Close to Amenities, No Onward Chain

A well-proportioned three double bedroom family home located in the convenient location of St Thomas. The property boasts a low-maintenance garden to the rear with two brick-built stores/ a workshop. The internal accommodation consists of an entrance vestibule and hallway, a living room, a spacious kitchen, and a separate dining room on the ground floor. Upstairs across two floors are the three double bedrooms and the bathroom.

This ideal location provides a range of nearby amenities including various shops and convenience stores, a post office, primary and secondary schools, St Thomas Pleasure Grounds, and Riverside Leisure Centre. There are also good public transport links with St Thomas Railway Station, and various bus routes in and out of the city.

With the advantage of no onward chain, the lovely presentation, and the spacious accommodation, this fantastic home should not be missed and we highly recommend internal viewing.

Entrance Vestibule & Hallway The front door opens to the entrance vestibule which includes dado rails and a door through to the hallway. Access is then provided to the living room, and an archway opens to the kitchen. There is also a radiator, decorative corbels, and stairs rising to the first floor landing.

Living Room 10' 11" x 10' 9" (3.32m x 3.28m) A well-presented reception room benefitting from a uPVC double glazed window to the front aspect, a radiator and picture rails.

Kitchen 14' 4" x 10' 10" (4.37m x 3.31m) to rear of stairs A spacious kitchen containing a range of matching wall and base units with wood-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 an extractor over, a washing machine, dishwasher, and space for a tall fridge freezer. There is also laminate flooring, a built-in storage cupboard under the stairs, recessed shelving, picture rails, and an arch to the dining room. A uPVC double glazed window faces the rear aspect.

Dining Room 11' 2" x 7' 1" (3.4m x 2.15m) min With ample space for a table and chairs, the dining room also features a uPVC double glazed window to the side aspect, a radiator, laminate flooring, and a door out to the garden.

Stairs & Landing Stairs rise to the first floor landing which provides access to two of the bedrooms and the bathroom, with a further set of stairs rising to the top floor where the master bedroom is located.

Bedroom 1 13' 9" x 13' 6" narrowing to 8' 2" (4.2m x 4.12m) Situated on the top floor, the well-proportioned master bedroom features a cast-iron fireplace, a radiator, and a uPVC double glazed window to the front aspect.

Bedroom 2 14' 5" x 10' 10" (4.39m x 3.29m) A further good-sized double bedroom enjoying two uPVC double glazed windows to the front aspect, a cast-iron fireplace, and a radiator.

Bedroom 3 10' 10" x 9' 0" (3.31m x 2.75m) Currently set up as a study, the final double bedroom has the advantage of a uPVC double glazed window to the rear aspect, a cast-iron fireplace, a radiator, dado rails, and picture rails.

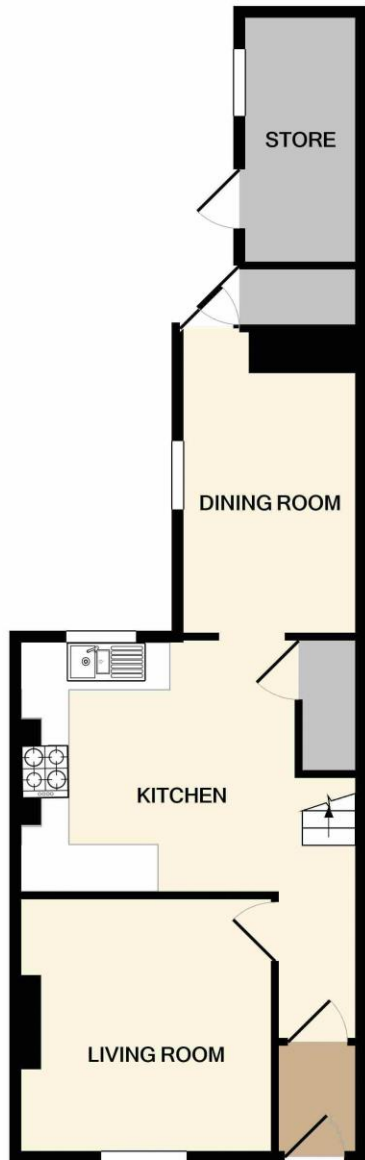
Bathroom 12' 5" x 7' 7" (3.78m x 2.32m) max Comprising a roll-edge bath with a central mixer tap over, a separate shower cubicle with a waterfall showerhead over and a tiled surround, a close-coupled WC, and a pedestal wash basin with a tiled splashback and a mixer tap over. Additionally there is a period-style heated towel rail, spotlighting, an extractor fan, laminate flooring, and a built-in storage cupboard housing the Ideal combination boiler. An obscured uPVC double glazed window faces the side aspect.

Garden & Store A door opens to the enclosed rear garden which boasts an area of decking providing an ideal space for seating. The remainder of the garden is laid with artificial lawn offering the ease of low-maintenance. In addition, there are two brick-built storage sheds, one which could be used as a bin store, and the other is serviced by power and lighting with a uPVC double glazed window to the side aspect.

Tenure: Freehold







GROUND FLOOR



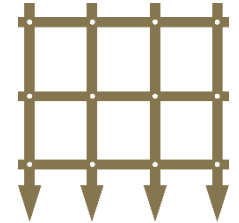
1ST FLOOR



2ND 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		75
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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Southgate Estates

50-51 South Street, EX1 1EE

01392 207444

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