



SOUTHGATE

ESTATES

19 Bishops Way, Exeter,
Devon, EX2 7PF
£475,000







4 Bedrooms, Detached House, Beautifully Presented, Garage & Parking, Enclosed Rear Garden, Convenient Location

This beautifully presented four bedroom detached Redrow home is situated in a sought-after area in the outskirts of Exeter. This convenient location is within close proximity of local primary and secondary schools, parks, supermarkets, Digby and Sowton train and bus links and the RD&E Hospital Park and Ride. The property is also ideally placed for access to Pynes Hill Business Park, the Met Office and the M5 Motorway. Kings Heath is approximately 4 miles from the cathedral city of Exeter which has a large variety of shops and restaurants, and a university.

The generous internal accommodation briefly consists of an entrance hallway, a well-presented living room, an open-plan kitchen diner with an archway into a multi-functional family room, and a utility room and cloakroom on the ground floor. Upstairs are four bedrooms (with an en suite to the master), and the main family bathroom. The property also has the advantage of a lovely garden to the rear with a hot tub, and a driveway and garage to the front providing off-road parking.

With the impressive living space along with the benefit of the garage and parking, this fantastic family home is not to be missed and we highly advise further internal viewing.

Entrance Hallway The front door opens to the entrance hallway which includes laminate flooring, a radiator, a built-in storage cupboard and doors to the living room and kitchen diner. Stairs rise to the first floor landing.

Kitchen Diner 19' 6" x 10' 4" narrowing to 8' 2" (5.95m x 3.14m) An impressive open-plan kitchen diner 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 eye-level double oven with a separate induction hob and extractor fan, a tall fridge-freezer and a dishwasher. There is also laminate flooring, a window opening and archway to the family room, a radiator, and a door to the utility room. Ample space is provided for a dining table and chairs.

Family Room 16' 3" x 11' 1" (4.95m x 3.37m) A multi-functional space with the advantage of uPVC double glazed French doors opening out to the garden, as well as laminate flooring and uPVC double glazed windows to the side aspects allowing an abundance of natural lighting.

Utility Room 6' 8" x 6' 0" (2.04m x 1.82m) A useful utility room offering of a range of matching wall and base units with wood-effect worktops, a tiled splashback and a stainless steel sink and drainer unit with a mixer tap over. Space is provided below for two under counter appliances. There is also a door leading out to the garden, a door to the cloakroom, the gas boiler, laminate flooring and a radiator.

Cloakroom 6' 0" x 2' 11" (1.82m x 0.89m) A downstairs cloakroom incorporating a wall-mounted corner wash basin with a mixer tap over, a close-coupled WC, a radiator, extractor fan, and part-tiled walls. An obscured uPVC double glazed window faces the side aspect.

Living Room 16' 8" x 10' 10" narrowing to 9' 6" (5.07m x 3.3m) A beautifully-presented reception room complemented by a uPVC double glazed window to the front aspect and a radiator.

Stairs & Landing Stairs rise to the first floor landing which provides doors to the four bedrooms and bathroom, a uPVC double glazed window to the side aspect, an airing cupboard housing the hot water tank, and a hatch to the loft.

Bedroom 1 & En Suite 14' 3" x 10' 4" narrowing to 9' 7" (4.34m x 3.16m) plus en suite The master bedroom features a built-in double wardrobe, a uPVC double glazed window to the front aspect and a radiator. A door opens to the en suite which consists of a close-coupled WC, a shower cubicle with a tiled surround, and a wash basin with a mixer tap over and a vanity unit below. There is also an extractor fan, a heated towel rail and an obscured uPVC double glazed window to the front aspect.





Bedroom 2 12' 6" narrowing to 10' 5" x 9' 4" (3.8m x 2.84m) plus doorway A further double bedroom enjoying a uPVC double glazed window to the rear aspect overlooking the garden, and a radiator.



Bathroom 6' 8" x 6' 4" (2.03m x 1.93m) The main bathroom comprises a close-coupled WC, a bath with a tiled surround, a mixer tap and shower head over, and a wall-mounted wash basin with a mixer tap over. Additionally there is an extractor fan, a heated towel rail and an obscured uPVC double glazed window to the rear aspect.

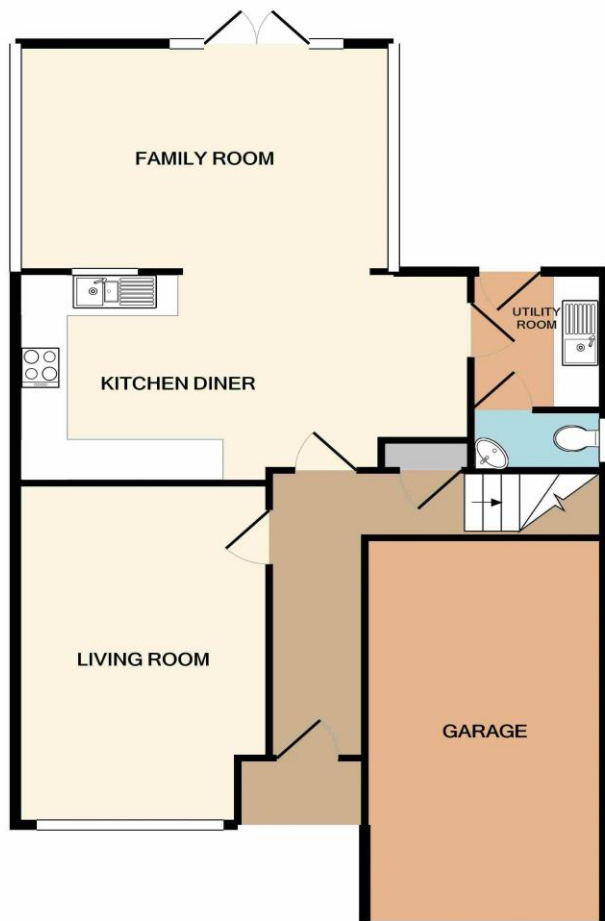
Bedroom 3 11' 6" narrowing to 9' 3" x 9' 11" (3.51m x 3.03m) A double bedroom which is currently being used as an office space, boasting a uPVC double glazed window to the rear aspect overlooking the garden and a radiator.

Bedroom 4 11' 9" x 6' 11" (3.58m x 2.11m) The final bedroom benefits from a uPVC double glazed window to the front aspect and a radiator.

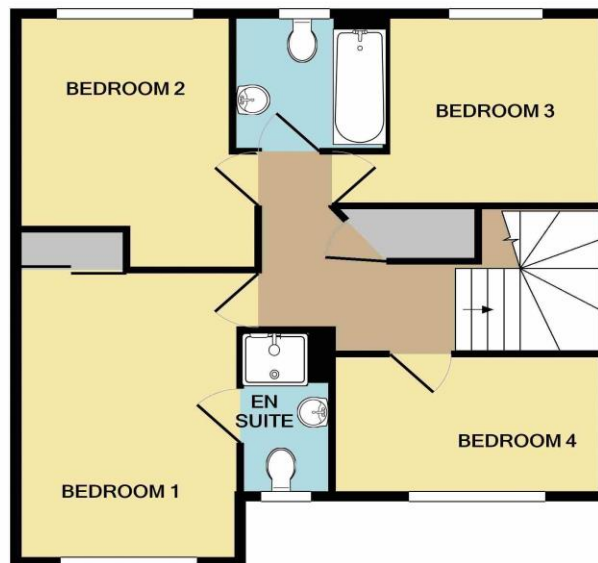


Garden Doors open out to the delightful enclosed rear garden which offers an area of gravel leading to a terrace, providing an ideal space for seating and outdoor entertainment. The remainder of the garden is laid to lawn, enjoying raised borders stocked with a variety of plants and shrubs. There is also a feature hot tub to the side, along with a shed, an outdoor tap and power socket, and a gate providing access to the front.

Garage & Parking *Garage:* 18' 9" x 9' 9" (5.71m x 2.98m) To the front of the property is a driveway providing off-road parking for multiple vehicles. An up-and-over door opens to the garage which is serviced by power and lighting, and allows for further off-road parking.



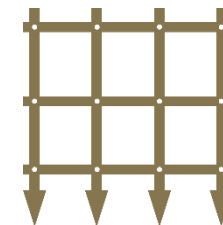
GROUND FLOOR



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	88	89
(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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