



SOUTHGATE
ESTATES

£310,000



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24 Round Table Meet, Exeter, Devon, EX4 8LF





24 Round Table Meet

This three bedroom semi-detached family home enjoys a quiet, tucked away position, located in the highly desirable Round Table Meet development. This area benefits from good bus links and is within close proximity to the local primary and secondary schools, shops, doctors' surgery, Polsloe Bridge train station, and Exeter City Centre. The property is also very close to a children's play area situated in the heart of the development.

Internally, the accommodation comprises an entrance hall, a cloakroom, kitchen, a spacious lounge diner, and a garden room to the rear. Upstairs are the three bedrooms with an en suite shower room to the master, and the main family bathroom. To the rear of the property there is an attractive fully-enclosed garden, mainly laid to lawn, with flowerbed borders and a patio area for seating. There is also a garage with a parking space in front.



Ground Floor The front door opens to the welcoming entrance hallway which provides access to each of the main downstairs rooms, as well as the convenient downstairs cloakroom, and incorporating stairs rising to the first floor. The contemporary kitchen contains a range of matching wall and base units with fitted worktops, a tiled splashback and a ceramic sink and drainer with a mixer tap over. Space is available for an oven with an extractor hood over, a tall fridge freezer and a washing machine. In addition, a window faces the front aspect, and there is a serving hatch to the lounge diner. The lounge diner is a pleasant, open-plan space, offering ample room for both seating and dining room furniture. A cupboard under the stairwell houses the hot water tank, and sliding doors open into the garden room, enjoying windows to the rear and side, and French doors opening to the garden.



First Floor Stairs rise to the first floor landing which accommodates the three bedrooms and the bathrooms. The master bedroom incorporates ample fitted storage, with two wardrobes and shelving. A window faces the front aspect and a door opens into the en suite shower room, comprising a shower cubicle, a corner wash basin with a mixer tap, a close-coupled WC and a frosted window to the front aspect. Bedroom two is a further double bedroom, also featuring a built-in wardrobe, plus a window to the rear aspect overlooking the garden. Bedroom three is a single room with a window to the rear aspect. Lastly, the attractive bathroom contains a bath with a mixer tap and handheld shower head over, a hidden cistern WC with storage above, a wash basin with a mixer tap over and set upon a countertop with vanity storage below, and a frosted window to the side aspect.

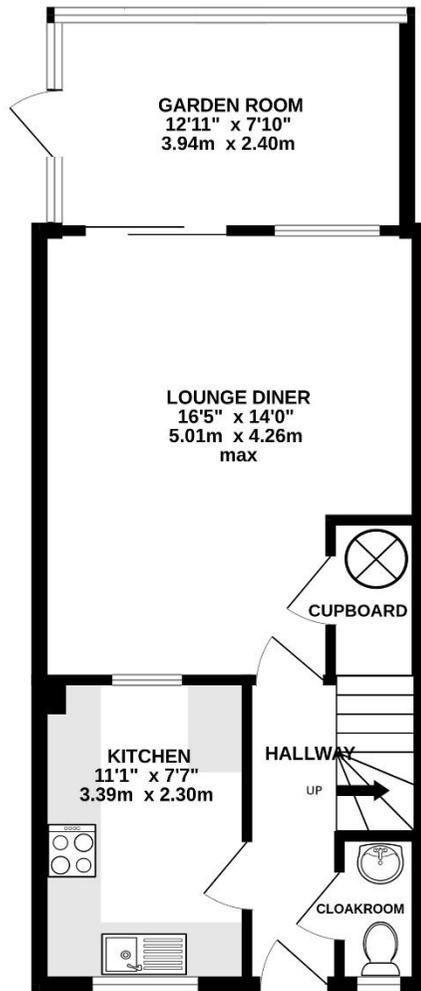
Garden, Garage & Parking The delightful, enclosed rear garden offers a patio area leading out from the garden room, providing a lovely space for outdoor seating. Steps lead up to an area of lawn featuring well-stocked flowerbed borders, incorporating a variety of mature plants and shrubs. Access leads down the side of the property to the front, where there is a driveway and garage which is serviced by power and lighting. The garage also includes a pitched roof for additional storage.

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

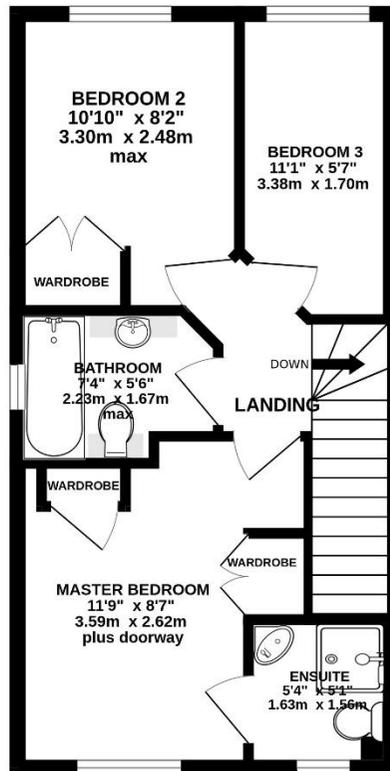
- *3 Bedrooms*
- *Semi-Detached Home*
- *Tucked Away Position*
- *Well-Proportioned*
- *Attractive Rear Garden*
- *Garage & Driveway*



GROUND FLOOR



1ST 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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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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ESTATES

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