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*76 Brookside Crescent, Exeter, Devon, EX4 8NE*



SOUTHGATE  
— ESTATES —

£350,000









## 76 Brookside Crescent

A good-sized three bedroom bungalow located in the popular area of Beacon Heath. The property benefits from extensive gardens to the front and rear, along with a driveway leading to the garage. The internal accommodation briefly consists of an entrance vestibule and hallway, an open-plan lounge diner, a kitchen, study, a shower room, and one of the double bedrooms. Upstairs are the remaining two bedrooms and a further 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.



Ground Floor The front door opens into the entrance vestibule and hallway which provides access to each of the downstairs rooms. The open-plan lounge diner is a well-proportioned reception room with a feature fireplace and an archway into the dining area. Sliding doors open directly out to the rear garden, and a door opens into the kitchen. The kitchen contains a range of matching wall and base units with fitted worktops, a tiled splashback and a 1.5 bowl stainless steel sink and drainer unit with a mixer tap over. Appliances include an oven with a gas hob and extractor hood over, and space is provided for a fridge and a washing machine. There is also a door leading out to the rear garden, along with windows to the side and rear aspects, and the Vaillant boiler. The master bedroom is located to the front of the property and benefits from a range of fitted wardrobes providing ample storage space, as well as a large window to the front aspect. The ground floor also accommodates a multi-functional study which could be used for a number of purposes, with a window to the front aspect and stairs rising to the first floor. Lastly, the shower room comprises a shower cubicle, a wash basin with a mixer tap over and a vanity unit below, a close-coupled WC and a frosted window to the side aspect.





*First Floor* Stairs rise to the first floor landing which provides doors to the remaining two bedrooms and the upstairs shower room. Both bedrooms are well proportioned and feature a skylight to the front/rear aspects. The bedroom to the rear also has the advantage of ample eaves storage which spans the width of the property. The shower room includes a pedestal wash basin with a mixer tap over, a close-coupled WC and a shower cubicle which the current vendor has boarded, but could be removed to use as a shower again. A skylight faces the rear aspect.

*Gardens, Garage & Parking* Doors open out to the impressive rear garden which enjoys a patio area leading out from the dining room and kitchen, providing a pleasant space to sit and enjoy the views. Steps lead down to a good-sized area of lawn which is encompassed by a variety of mature shrubs in borders to the sides. a further set of steps follows down to an area of decking and an additional lawned space which includes a large shed to the rear. Finally, an archway opens to a section at the rear which is sheltered by a number of trees with a further shed. To the front of the property is a driveway allowing valuable off-road parking, with an up and over door to the garage which is serviced by power and lighting.

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

- *3 Bedrooms*
- *Semi-Detached*
- *Chalet Bungalow*
- *Sizeable Garden*
- *Garage & Driveway*
- *Popular Location*





## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

  
**SOUTHGATE**  
 ESTATES

50-51 South Street, EX1 1EE

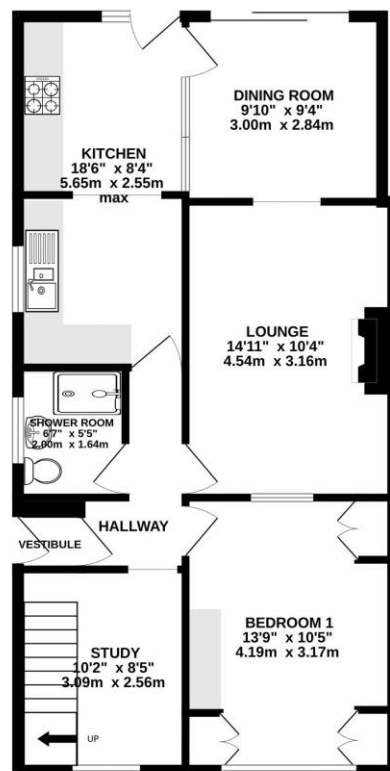
01392 207444

info@southgateestates.co.uk

GARAGE  
128 sq.ft. (11.9 sq.m.) approx.



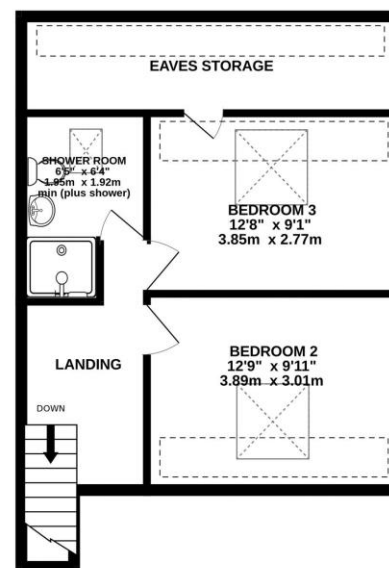
GROUND FLOOR  
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA: 1291 sq.ft. (119.9 sq.m.) approx.

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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1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



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