



SOUTHGATE

ESTATES



*32 The Green, Exeter,  
Devon, EX2 7SQ  
£675,000*



## Three Bedrooms, Detached House, No Onward Chain, Garage & Driveway, Enclosed Garden, Convenient Location

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Located in the prestigious new development 'The Green' by Heritage Homes, not far from Topsham, is this stylish three bedroom family home. Finished to a high standard, the property enjoys many luxury features, such as Italian floor tiles throughout the ground floor, oak veneer internal doors, and a stylish Pronorm German kitchen within the open-plan living space. In addition to the luxurious interior, the outside space offers a driveway and an internal garage, as well as a well-proportioned enclosed garden to the rear.

The property is perfectly situated to benefit from the convenience of both Topsham and Exeter's city centre nearby, whilst enjoying a tucked away position. Topsham itself is a popular estuary town, with a variety of well-regarded eateries, cafes and boutique shops. There is also a train station for easy commuting, a GP surgery and a primary school.





### *Ground Floor*

As you enter through the front door, you are greeted by an impressive hallway which is open to the living space, providing a flow between the ground floor rooms. The kitchen area provides a range of contemporary wall and base units fitted with granite countertops and a matching upstand, along with a 1.5 bowl stainless steel sink with a mixer tap over. Integrated appliances include a double eye level oven with a separate 5 ring induction hob, a fridge freezer and a dishwasher. The generous living space is also complemented by large sliding doors leading out to the garden, as well as windows to the side aspects affording the room with ample natural light.

The ground floor also accommodates a convenient utility room with further cupboard space and room for appliances below, as well as a door to the garage. Lastly, there is a downstairs cloakroom.



### First Floor

A hardwood staircase rises to the first floor landing where each of the three bedrooms can be found, along with the family bathroom and a study area. The landing also houses two built-in storage cupboards, one containing the hot water tank. The master bedroom features a large window with a pleasant outlook to the front and a door into the dressing room with ample space for clothes storage. There is also a door into the en suite which comprises a freestanding bath, a separate shower cubicle, a hidden cistern WC and a wall-mounted double basin. The remaining two bedrooms are both doubles and benefit from built-in wardrobes, as well as windows to the rear aspect overlooking the garden. Finally, the family bathroom incorporates a freestanding bath, a separate shower cubicle, a hidden cistern WC and a wall-mounted basin.

### Garden, Garage & Parking

Doors lead out from the open-plan living space to the enclosed rear garden which has the advantage of a patio area allowing a perfect space for outdoor seating and dining. The remainder of the garden is laid to lawn, with a gate offering side access. To the front of the property there is a driveway providing valuable off-road parking. An up-and-over door opens into the garage which is serviced by power and lighting.

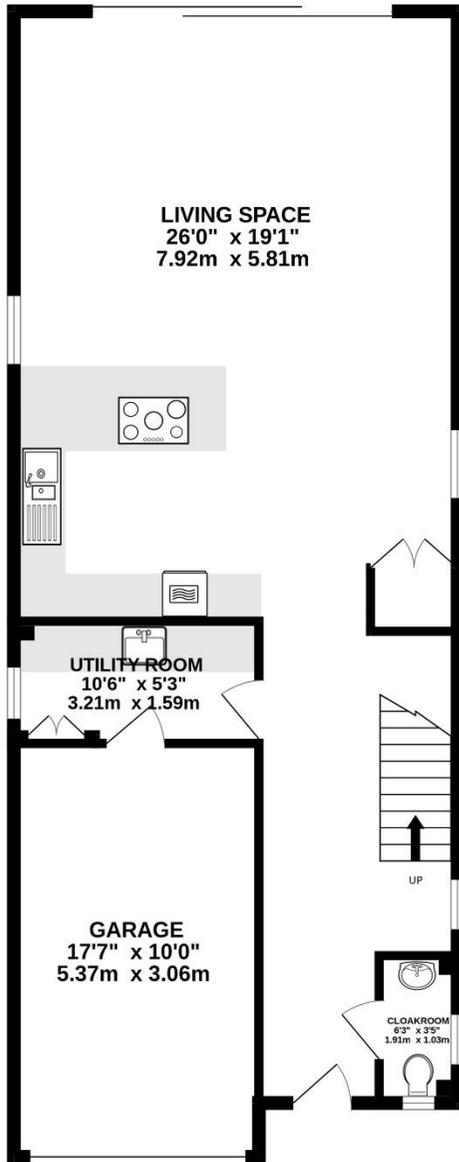
### Property Information

Tenure: Freehold. Council tax band: E.

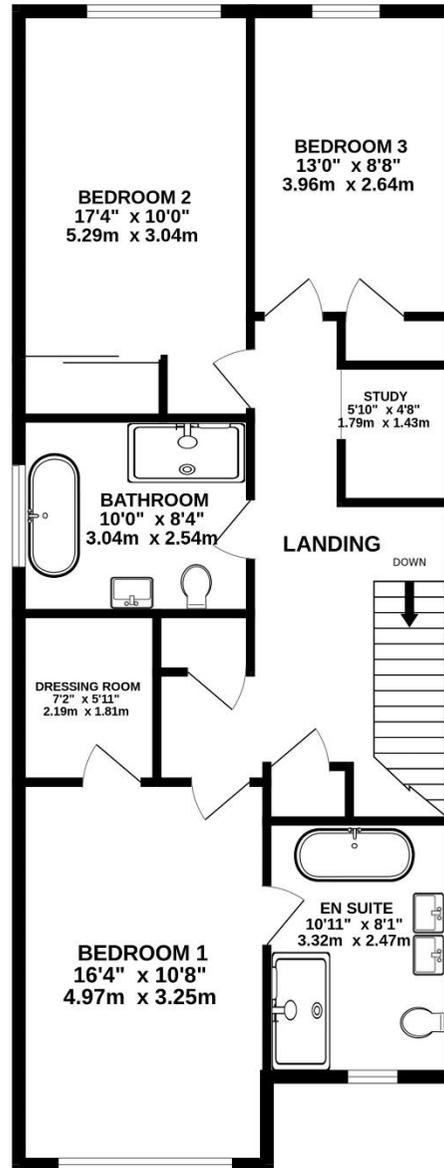




GROUND FLOOR  
910 sq.ft. (84.5 sq.m.) approx.



1ST FLOOR  
885 sq.ft. (82.2 sq.m.) approx.



TOTAL FLOOR AREA: 1795 sq.ft. (166.7 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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Score	Energy rating	Current	Potential
92+	A	93 A	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Southgate Estates

50-51 South Street, EX1 1EE

01392 207444

info@southgateestates.co.uk

southgateestates.co.uk