



SOUTHGATE
ESTATES



19 Old Tiverton Road,
Exeter, Devon, EX4 6LG
£375,000 Guide Price



4 Bedrooms, No Onward Chain, Terraced House, Spacious Accommodation, Good-Sized Garden, Central Location



An impressive four bedroom terraced house located in the central area of St James. Offered with no onward chain, the property benefits from generous front and rear gardens, and the internal accommodation briefly consists of an entrance vestibule and hallway, a spacious living room, dining room, kitchen, utility room and a cloakroom on the ground floor. Upstairs across two floors are four bedrooms, a bathroom and a separate cloakroom.

This excellent location boasts a range of nearby amenities, including a convenience store, various medical centers, primary and secondary schools, and St James Park Station. Exeter's city centre is also just a short distance away, providing a wide variety of local entertainment facilities, including pubs and restaurants, shops, leisure centres and much more.

With the generous accommodation, the fantastic location, and the lovely outside space, this family home would be a great opportunity, and we highly recommend further internal viewing.

Entrance Vestibule & Hallway The front door opens to the entrance vestibule which includes period tiled flooring, and a door to the hallway which provides doors to the living room, dining room and kitchen. There is also a radiator, picture rails, and stairs to the first floor incorporating storage space below.

Living Room 14' 1" x 13' 11" (4.3m x 4.25m) plus bay A well-proportioned reception room benefitting from a sash bay window to the front aspect, a fireplace surround, picture rails, and two radiators.

Dining Room 13' 5" x 11' 4" (4.10m x 3.45m) Complemented by double doors opening out to a small courtyard area, along with a fireplace with a tiled hearth and a built-in storage cupboard to the side, picture rails, and a radiator.

Kitchen 13' 11" x 11' 9" (4.24m x 3.58m) max A generous kitchen containing a range of matching wall and base units with roll-edge worktops, a tiled splashback and a stainless steel sink and drainer unit with a mixer tap over. Space is provided for an oven and a tall fridge freezer. In addition there is a radiator, a sash window to the side aspect and a door to the utility room.

Utility Room & Cloakroom 8' 1" x 6' 11" (2.46m x 2.1m) & 6' 11" x 3' 6" (2.1m x 1.06m) A useful space housing the wall-mounted Baxi boiler, as well as a garden tap, space for a washing machine, double glazed sliding doors to the garden, and a door to the cloakroom. The cloakroom incorporates a close-coupled WC and a pedestal wash basin with a tiled splashback.

First Floor Landing Stairs rise to the first floor landing where doors lead to two of the bedrooms, the bathroom and a separate cloakroom. There is also a built-in storage cupboard housing the hot water tank, a radiator, and a further set of stairs rising to the second floor.

Bathroom 10' 7" x 8' 3" (3.22m x 2.52m) plus cupboard A sizeable bathroom comprising a pedestal wash basin, a close-coupled WC, and a P-shaped bath with a tiled surround, a central mixer tap and a Mira shower over. Additionally there is a radiator, a built-in storage cupboard, and a sash window to the rear aspect.





Cloakroom 5' 6" x 5' 0" (1.67m x 1.53m) A separate cloakroom consisting of a close-coupled WC, a pedestal wash basin, a radiator, and a sash window to the side aspect.

Bedroom 1 16' 7" x 13' 11" (5.05m x 4.25m) plus storage An impressive master bedroom boasting full-width built-in storage with sliding doors, along with a pedestal wash basin, picture rails, a radiator, and two sash windows to the front aspect.

Bedroom 2 13' 5" x 11' 3" (4.08m x 3.43m) A further double bedroom featuring a fireplace surround with a built-in wardrobe to the side, picture rails, a radiator, and a sash window to the rear aspect.

Second Floor Landing The second floor landing includes a sash window to the rear aspect, and doors to the remaining two bedrooms.

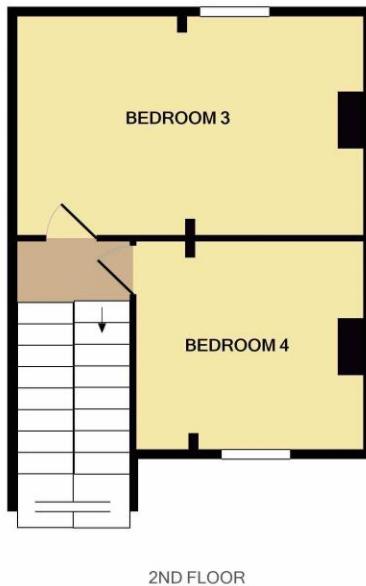
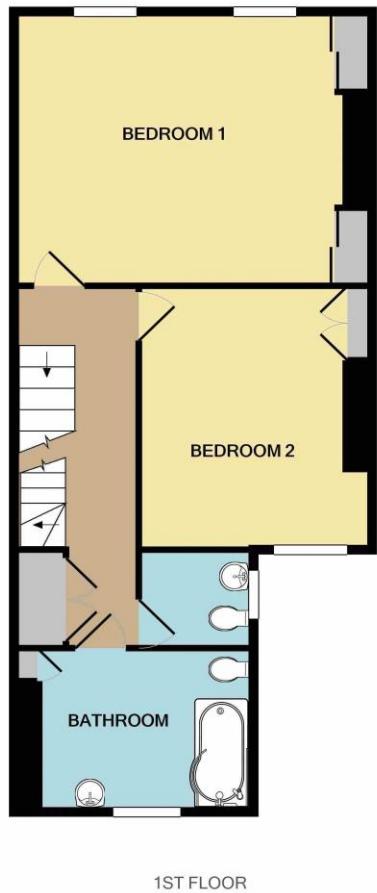
Bedroom 3 17' 10" x 11' 5" (5.43m x 3.49m) A good-sized double bedroom incorporating a hatch to the loft, and a window to the front aspect.

Bedroom 4 11' 5" x 11' 0" (3.49m x 3.35m) plus storage The final bedroom has the advantage of built-in storage into the eaves, and a window to the rear aspect.

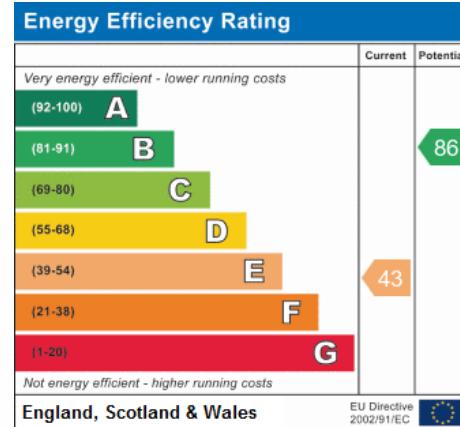
Garden Doors lead out to the generous-sized walled rear garden which offers a patio area with space for outdoor seating and entertainment. Steps lead down to a further patio area leading to a pleasant lawned section of garden which is complemented by a range of established plants and shrubs. There are also double gates leading to the side courtyard.

Tenure: Freehold





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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