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12 Iddesleigh Road, Exeter, Devon, EX4 6LY



SOUTHGATE
— ESTATES —

£310,000





12 Iddesleigh Road

A well-presented property situated in the convenient location of Mount Pleasant. The internal accommodation briefly consists of an entrance vestibule and hallway, a living room, dining room, kitchen and garden room on the ground floor. Upstairs are the two double bedrooms and the bathroom. There is also an enclosed garden to the rear.



The property is well placed to benefit from many nearby amenities, including GP surgeries, convenience stores, coffee shops and pubs, and a number of parks and green spaces. Exeter's city centre is also just a short distance away, with many high street shops including John Lewis. In addition, there are good public transport services, with St James Park Railway Station approximately 0.2 miles away, and various bus routes in and out of the city.



Ground Floor The front door opens to the entrance vestibule and hallway which features stairs rising to the first floor complemented by decorative corbels. There is also a convenient built-in storage cupboard and a door leading into the dining room. The dining room is a pleasant reception room which offers double doors opening into the living room providing both the option to separate the rooms, or to enjoy an open-plan layout. The living room features a bay window to the front aspect and fitted shelving/storage. Doors open from the dining room to the garden room and the kitchen which contains a range of base units with fitted worktops, a tiled splashback and a circular stainless steel sink and drainer unit with a mixer tap over. Integrated appliances include an oven with a 5-ring gas hob, and space is provided for a tall fridge-freezer, a washing machine and a dishwasher. A window faces the rear aspect and a door opens into the multi-purpose garden room which leads directly out to the rear garden.

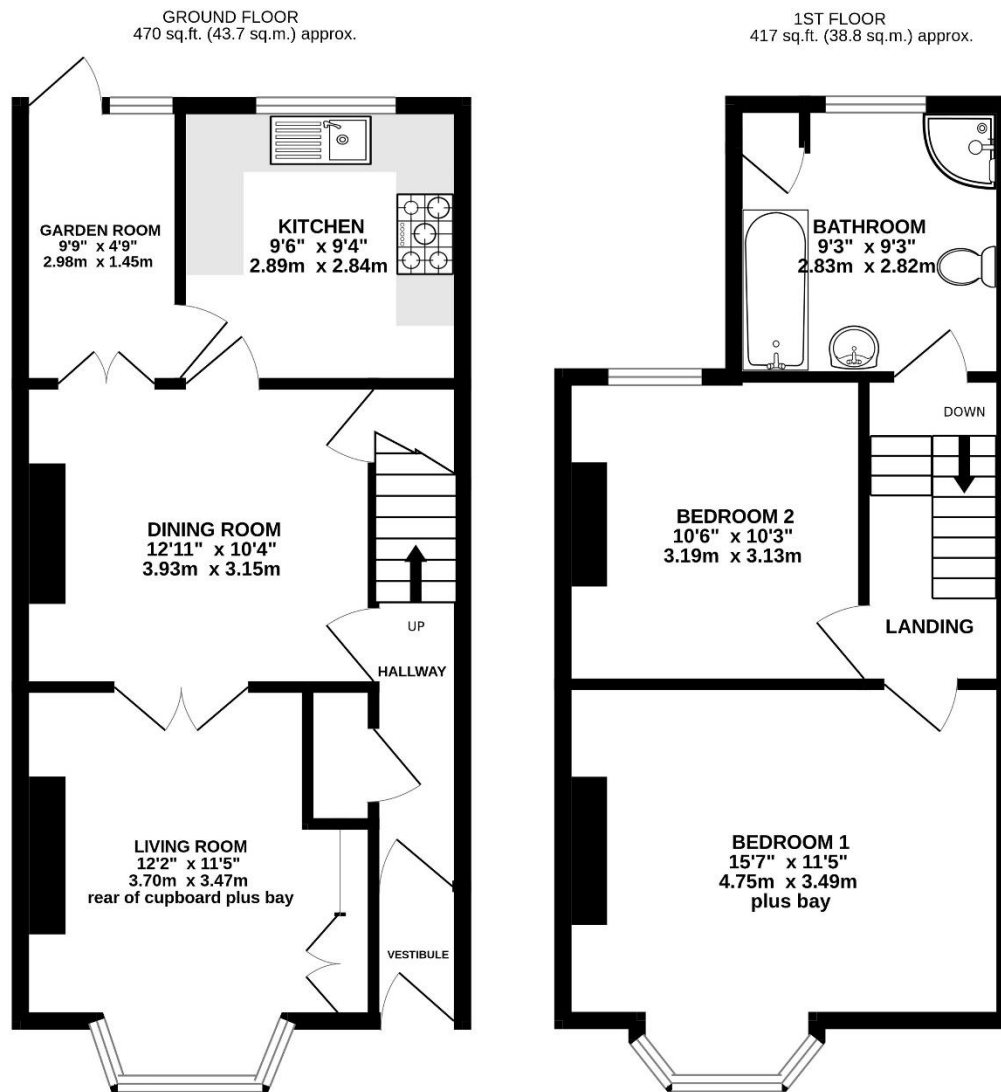
First Floor Stairs rise to the first floor which accommodates the two double bedrooms and the bathroom. The master bedroom is an impressive double room featuring a bay window to the front aspect which is a real focal-point of the room. The second bedroom is a further double room benefitting from a window to the rear aspect. Lastly, the sizeable bathroom is framed by wood-panelling, and comprises a pedestal wash basin with a mixer tap over, a close-coupled WC, a bath with a mixer tap and handheld shower head over, and a separate shower cubicle. Additionally a cupboard houses the Glow-Worm boiler and a frosted window faces the rear aspect.

Garden The enclosed rear garden is mainly laid to gravel chippings, providing an ideal low-maintenance space for seating and outdoor dining.

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

- *2 Double Bedrooms*
- *Terraced House*
- *Well-Presented*
- *Enclosed Garden*
- *Bay-Fronted*
- *Convenient Location*





TOTAL FLOOR AREA: 888 sq.ft. (82.5 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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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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