



SOUTHGATE

1 Brick Kiln Close,
Exeter, Devon, EX4 8FX
£525,000 *Guide Price*





Four Double Bedrooms, Detached House, Garage & Parking, Enclosed Rear Garden, Well-Presented, Convenient Location

A well-presented four bedroom detached family home situated in the popular area of Pinhoe. The property benefits from a good-sized garden to the rear, along with a large garage and a driveway to the front. Internally the well-presented accommodation consists of an entrance hallway, a spacious kitchen diner, utility room, living room and downstairs cloakroom. Upstairs are four double bedrooms, with an en suite to the master, and the main bathroom. The convenient location enjoys a range of nearby amenities, including primary and secondary schools, GP surgeries and a number of shops. Exeter's city centre is also within close proximity, along with access to the M5 and A30 for commuting. With the spacious accommodation, the garage and parking, this fantastic home should not be missed and we highly recommend internal viewing.

Entrance Hallway The front door opens to the entrance hallway which includes engineered oak flooring, a radiator, stairs to the first floor and doors to the kitchen diner, living room and downstairs cloakroom.

Kitchen Diner 25' 0" x 12' 4" (7.63m x 3.75m) A generous kitchen diner containing a range of matching wall and base units with granite worktops, a matching upstand and a 1.5 bowl stainless steel sink with a mixer tap over and drainer grooves to the side. Integrated appliances include a double eye-level oven with a separate gas hob and extractor hood, a tall fridge freezer and a dishwasher. There is also tiled flooring throughout, two radiators, uPVC double glazed windows to the rear aspect, a built-in cupboard under the stairs and a door to the utility room. UPVC double glazed sliding doors open directly out to the garden.

Utility Room 6' 4" x 5' 8" (1.94m x 1.73m) A useful space incorporating a range of matching wall and base units with granite worktops, a matching upstand and a stainless steel sink with a mixer tap over. Space is available below for a washing machine and a tumble dryer. The Ideal boiler is located here, along with a door out to the driveway, tiled flooring and a radiator.

Living Room 15' 3" x 11' 10" (4.65m x 3.60m) plus bay A pleasant reception room enjoying a uPVC double glazed bay window to the front aspect, engineered oak floorboards, fireplace with an electric fire, and a radiator.

Cloakroom 5' 9" x 4' 1" (1.74m x 1.25m) A convenient downstairs cloakroom consisting of a close-coupled WC, a wall-mounted wash basin with a mixer tap over and a tiled splashback, a radiator, tiled flooring and an obscured uPVC double glazed window to the front aspect.

Stairs & Landing Stairs rise to the first floor landing which provides doors to the four bedrooms and the bathroom, a hatch to the loft, and a radiator.

Bedroom 1 & En Suite 12' 2" x 11' 10" (3.70m x 3.60m) plus en suite A spacious master bedroom featuring a built-in wardrobe, a radiator and a uPVC double glazed window to the front aspect. A door opens to the en suite which includes a close-coupled WC, a wall-mounted wash basin with a mixer tap over and a shower cubicle with a tiled surround. In addition, there is a heated towel rail, an extractor fan, a fitted mirror, shaver socket and tiled flooring. An obscured uPVC double glazed window faces the side aspect.

Bedroom 2 12' 6" x 9' 3" (3.82m x 2.82m) A good-sized double bedroom boasting a built-in wardrobe, a radiator and a uPVC double glazed window to the front aspect.





Bedroom 3 11' 3" x 9' 8" narrowing to 8' 4" (3.42m x 2.94m) A further double bedroom complemented by a uPVC double glazed window to the rear aspect overlooking the garden, and a radiator.

Bathroom 10' 9" x 5' 9" (3.27m x 1.76m) The main family bathroom comprises a close-coupled WC, a wall-mounted wash basin with a mixer tap over, and a bath with a tiled surround plus a mixer tap and shower head over. There is also a heated towel rail, an extractor fan, a fitted mirror, shaver socket, tiled flooring and a cupboard housing the hot water tank. An obscured uPVC double glazed window faces the side aspect.



Bedroom 4 9' 0" x 7' 6" (2.74m x 2.29m) The remaining double bedroom is currently used as a home office and has the advantage of a uPVC double glazed window to the rear aspect with an outlook over the garden, and a radiator.

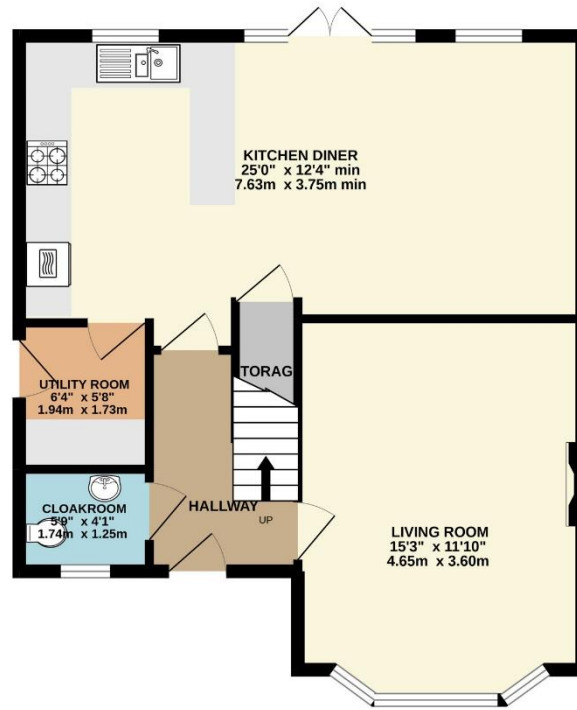
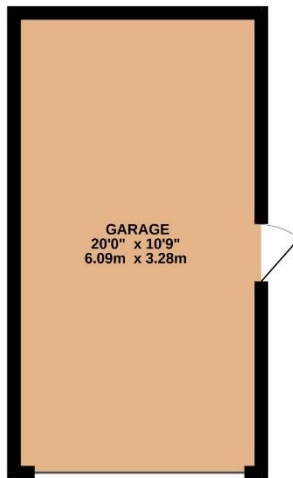
Garden Doors open out to the fully-enclosed garden which incorporates a patio area offering an ideal space for outdoor seating and entertainment. The remainder of the garden is mainly laid to lawn featuring well-stocked plant bed borders, filled with a variety of plants, shrubs and small trees. There is also a door to the garage, a gate allowing side access, a garden tap and a shed.



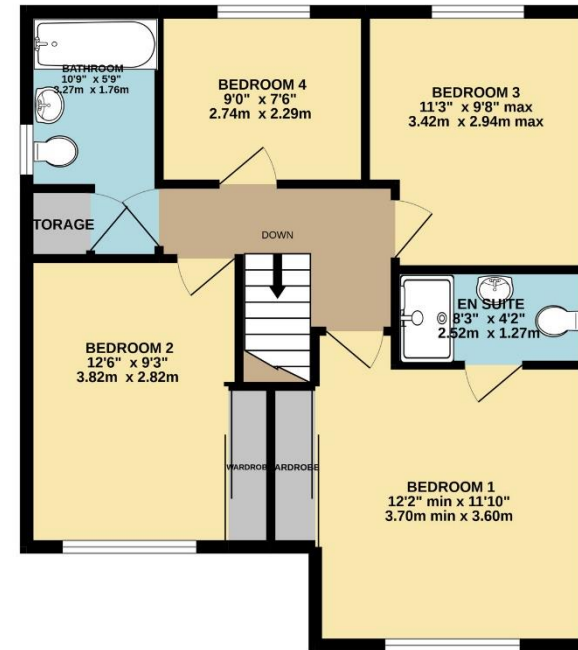
Garage & Parking 20' 0" x 10' 9" (6.09m x 3.28m) A driveway to the front of the property provides valuable off-road parking, with an electric up-and-over door to the large garage which is serviced by power and lighting, and with a door to the garden.

Property Information Tenure: Freehold, Council Tax Band: E

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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