

SOUTHGATE

ESTATES



2 Trevisker Gardens,
Tithebarn, Exeter, EX1 3ZE
£330,000 Guide Price



3 Double Bedrooms, Well-Presented, End of Terrace House, Enclosed Rear Garden, Garage & Parking, Spacious Accommodation

A modern three bedroom, end of terrace house located within the new Tithebarn development. The area is within 2 miles of Pinhoe which offers a range of amenities, including various pubs, a convenience store, a GP surgery, a primary school and train station. In addition Exeter's city centre is approximately 4 miles away, providing a number of shops, eateries and other entertainment facilities.

The well-presented internal accommodation briefly consists of an entrance hallway, a kitchen, lounge diner and cloakroom on the ground floor. Upstairs across two floors are the three double bedrooms with an en suite to the master, and the family bathroom. Externally the property has the advantage of an enclosed rear garden, off-road parking and a single garage.

With the lovely presentation and the spacious accommodation, this excellent home is not to be missed and we highly recommend internal viewing.

Entrance Hallway The front door opens to the entrance hallway which includes a radiator, stairs rising to the first floor, and doors to the kitchen, lounge diner and cloakroom.

Kitchen 12' 10" x 6' 2" (3.90m x 1.89m) A modern kitchen containing a range of matching wall and base units with wood-effect worktops, a matching upstand and a stainless steel sink and drainer unit with a mixer tap over. Integrated appliances include an oven with an electric hob and extractor hood over, a dishwasher, washing machine and a tall fridge-freezer. There is also a cupboard housing the Meibes heating system, along with a radiator, spotlighting and a uPVC double glazed window to the front aspect.

Lounge Diner 15' 4" x 13' 3" narrowing to 9' 0" (4.67m x 4.05m) A spacious open-plan reception room enjoying uPVC double glazed French doors opening out to the rear garden, as well as a large understairs storage cupboard, two radiators, a uPVC double glazed window to the side aspect, and ample space for a dining table and chairs.



Cloakroom A convenient downstairs cloakroom incorporating a close-coupled WC, a pedestal wash basin with a tiled splashback and a mixer tap over, a radiator, an extractor fan and the fusebox.

Stairs & Landing Stairs rise to the first floor landing which provides doors to two of the bedrooms and the bathroom, along with a further set of stairs to the second floor where the master bedroom and en suite are located.

Bedroom 1 & En Suite 28' 5" x 13' 3" narrowing to 6' 10" (8.67m x 4.03m) A spacious double bedroom boasting two skylights to the rear aspect and a uPVC double glazed window to the front aspect. There is also a built-in storage cupboard over the stairwell and two radiators. A door opens to the en suite which consists of a close-coupled WC, a pedestal wash basin with a mixer tap over, and a shower cubicle. There is also a radiator, spotlighting, a shaver socket, an extractor fan, tiled walls and a skylight to the front aspect.

Bedroom 2 13' 3" x 9' 8" (4.05m x 2.95m) A double bedroom featuring two uPVC double glazed windows to the rear aspect overlooking the garden, a radiator and a door to the bathroom.

Bathroom 7' 0" x 5' 6" (2.13m x 1.68m) A 'Jack and Jill' bathroom comprising a close-coupled WC, a pedestal wash basin with a mixer tap over and a bath with a mixer tap and shower head over. In addition, there is a heated towel rail, spotlighting, an extractor fan and part-tiled walls.

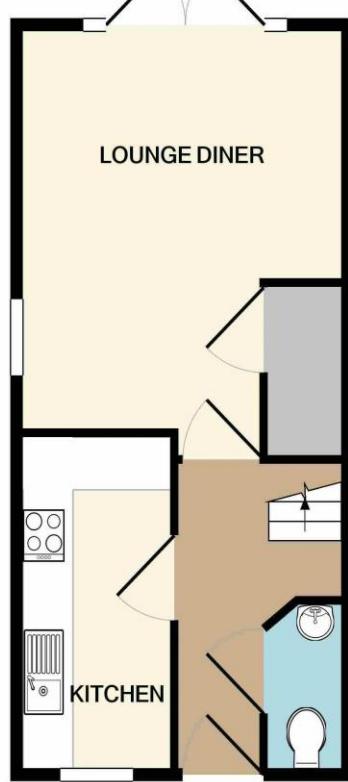
Bedroom 3 13' 3" x 11' 1" narrowing to 9' 2" (4.05m x 3.39m) Another double bedroom complemented by two uPVC double glazed windows to the front aspect and a radiator.

Garden An enclosed rear garden with the advantage of a patio area offering an ideal space for seating. The remainder of the garden is laid to lawn with a gate providing access to the front of the property.

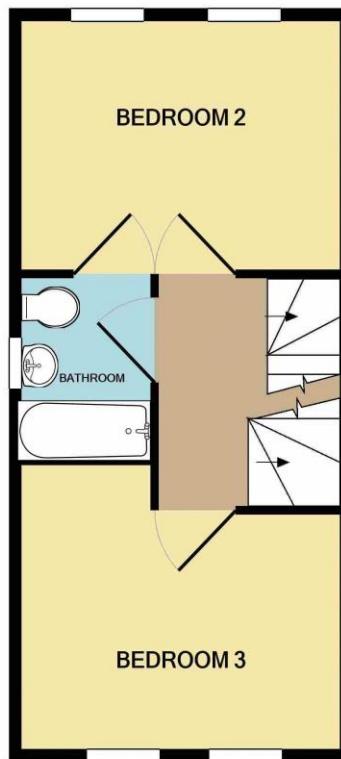
Garage & Parking Located to the rear is a single garage with space to the front providing valuable off-road parking.

Tenure: Freehold

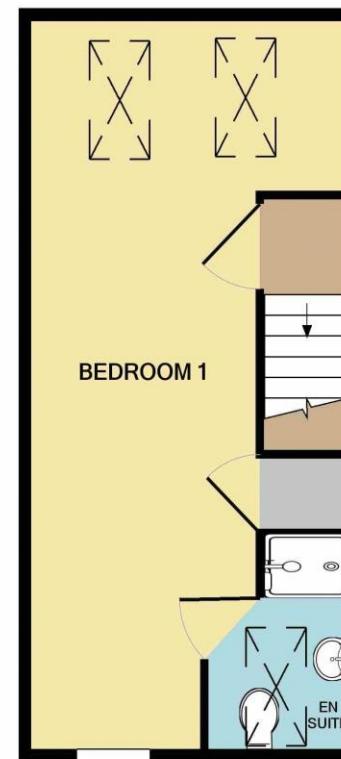




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B		
(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	



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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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