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1 Abbots Road, Exeter, Devon, EX4 7AN



SOUTHGATE
ESTATES

£290,000





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A delightful end of terrace house situated in the highly-popular area of Mount Pleasant. The property is well-proportioned and features an enclosed garden to the rear offering an ideal space for seating. The internal accommodation briefly consists of an entrance vestibule and hallway leading into the bay-fronted living room and dining room. Doors then lead into the kitchen and lean-to. Upstairs are two good-sized double bedrooms, a family bathroom and a separate cloakroom.

The ideal location features a number of nearby amenities including various parks, GP surgeries, pubs and shops. Exeter's city centre is also just a short distance away and enjoys a range of high street shops, restaurants and other entertainment facilities. In addition, the property is just under a mile from Whipton Village shops where there is a train station allowing transport links in and out of the city.



Ground Floor The front door opens into the entrance vestibule and hallway which features dado rails, corbels and stairs rising to the first floor landing. There are also doors leading into the two reception rooms. The living room to the front of the property is complemented by a bay window, as well as decorative coving, and offers a pleasant space for relaxation. The next door along leads to the spacious dining room which features wooden floorboards, decorative coving and French doors leading out to the lean-to. The kitchen to the rear contains a range of attractive base units with a fitted worktop, a tiled splashback and a stainless steel one and a half bowl sink and drainer unit with a mixer tap over. Space is available for an oven, a tall fridge freezer and a washing machine. In addition, the Vaillant boiler is located here, along with a window overlooking the garden, tiled flooring and a door to the lean-to. This multi-functional area is currently used as a utility room and provides space for a tumble dryer, along with a door to the garden and windows to the rear and side aspects.



First Floor The first floor landing offers access to both bedrooms, the bathroom and cloakroom, and also benefits from a built-in storage cupboard. The master bedroom situated to the front is well-proportioned and enjoys a number of complementary features including a bay window, decorative coving and wooden floorboards. The second room is another sizeable double and also boasts wooden floorboards, decorative coving and features a window to the rear aspect.

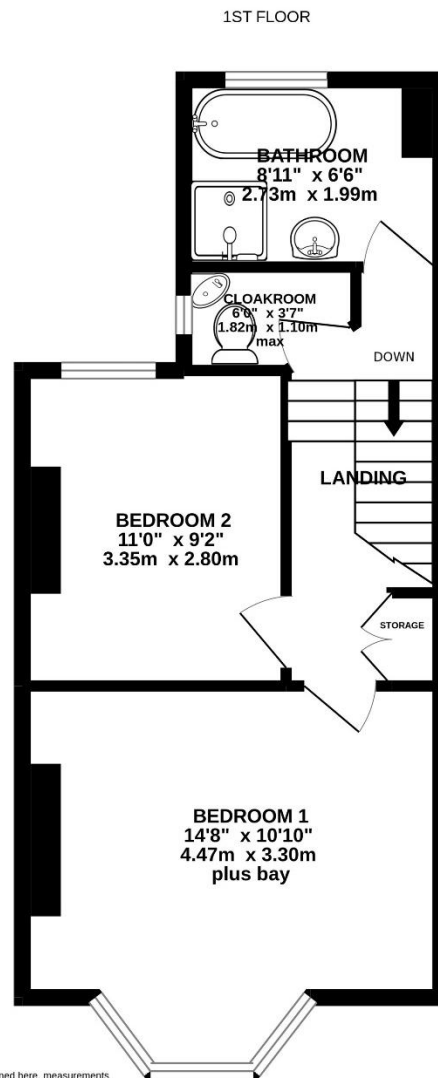
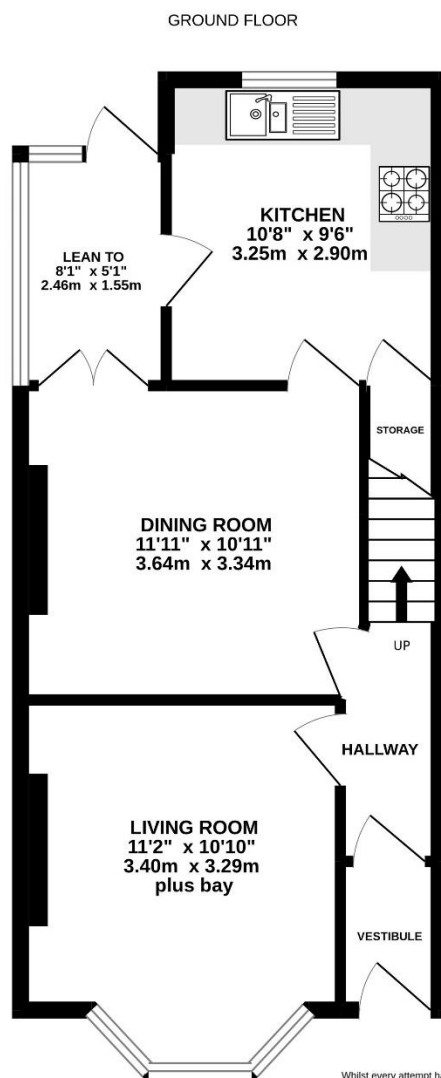
Lastly, the bathroom comprises a roll-top bath, a shower cubicle, a wash basin and a window to the rear aspect. There is also a separate cloakroom incorporating a close-coupled WC, a corner wash basin and a window to the side aspect.

Garden The pleasant enclosed rear garden is mainly paved, allowing an enjoyable, low-maintenance outside space for seating and entertainment. Raised flowerbed borders encompass the garden and are well-stocked with a variety of shrubs and home-grown produce, including rhubarb and strawberry plants, plus herbs such as thyme and sage. There is also a gate providing side access, along with two brick-built storage sheds, one with a window to the side aspect.

Property Information Tenure: Freehold, Council Tax Band: B

- *Two Bedrooms*
- *End of Terrace House*
- *Useful Lean-To*
- *Spacious Accommodation*
- *Enclosed Garden*
- *Excellent Location*





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		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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SOUTHGATE
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50-51 South Street, EX1 1EE

01392 207444

info@southgateestates.co.uk

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