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1 St. Davids Terrace, Exeter, Devon, EX4 3RF



SOUTHGATE
— ESTATES —

£300,000





1 St. Davids Terrace, Exeter, Devon, EX4 3RF

A well-proportioned and surprisingly spacious three bedroom terraced house situated in the popular St Davids area of Exeter, being sold with the benefit of no onward chain. The property has versatile accommodation arranged over three floors, together with an enclosed front garden. The accommodation includes an entrance porch leading into the hallway, a living room, a kitchen and a useful utility room on the ground floor. Upstairs across two floors are three bedrooms and a bathroom.

St Davids Terrace is situated in a tucked away, traffic free location, with Exeter city centre close by and its wide range of shops, cafés, restaurants and other amenities. The River Exe and Exeter Quay are also within easy reach, whilst both Exeter Central and Exeter St Davids railway stations are conveniently nearby.





Ground Floor An entrance porch with windows to the front and side aspects opens via double doors into the hallway. The hallway has stairs rising to the first floor and doors leading to both the living room and utility room. The living room is a pleasant reception room with a sash window to the front aspect overlooking the garden, along with an exposed brick chimney breast with an open fireplace and a useful cupboard beneath the stairs. A door leads through to the kitchen, which is fitted with a range of matching wall and base units with fitted worktops, a tiled splashback and a 1.5 bowl sink and drainer unit with a mixer tap over. There is an oven with an electric hob, space for a fridge, and two skylights providing additional natural light. The utility room is a useful space, fitted with a worktop incorporating a sink with a mixer tap over and space beneath for a washing machine. There is a frosted window to the side aspect, together with a large built-in cupboard housing the boiler and providing storage space.

First Floor The first floor accommodates two of the bedrooms and the family bathroom. The larger bedroom is a good-sized room with built-in wardrobes and a sash window to the front aspect. Bedroom three is currently used as a study but would make a useful single bedroom, with a sash window to the front aspect and a built-in storage cupboard. The bathroom is fitted with a WC, a wash basin and a bath with a shower over, together with a sash window to the front aspect.

Second Floor The generous principal bedroom occupies the top floor and provides a particularly spacious room with built-in wardrobes, wooden floorboards and two windows to the front aspect. The room also offers space and potential for the installation of an en suite shower room, subject to the necessary consents and works.

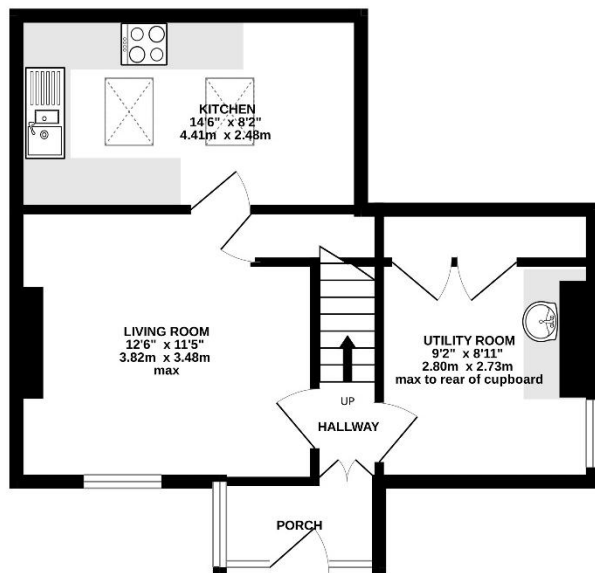
Garden The property benefits from an enclosed front garden, which is mainly paved to provide several areas suitable for seating. There are a number of flowerbed borders, together with a circular area of artificial lawn, creating an attractive and relatively low-maintenance outdoor space. The garden is bordered to one side by a brick wall, with mature climbing roses providing attractive greenery and areas of shade.

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

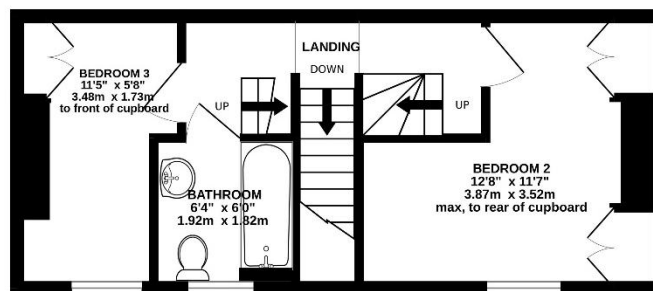
- *3 Bedrooms*
- *Tucked Away Location*
- *Close to City Centre*
- *Enclosed Garden*
- *Period Property*
- *No Onward Chain*
- *Space to install En Suite*



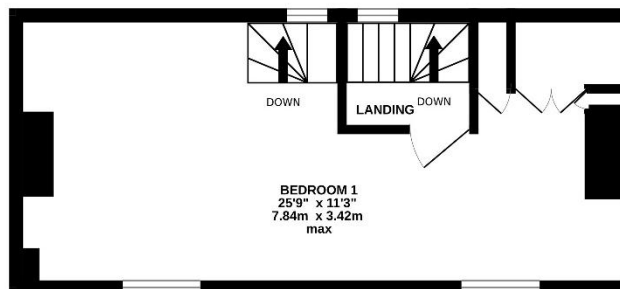
GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



2ND FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 986 sq.ft. (91.6 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		
69-80	C		
55-68	D		58 D
39-54	E		
21-38	F	25 F	
1-20	G		



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SOUTHGATE
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