



SOUTHGATE

ESTATES

27 Codrington Street,
Exeter, Devon, EX1 2BU

£290,000 *Guide Price*



Three Double Bedrooms, Terraced House, Enclosed Garden, Period Features, Well-Proportioned, Convenient Location

A beautifully-presented terraced house located in the popular area of Newtown. The property features an attractive enclosed garden to the rear with space for outdoor dining and entertainment. The internal accommodation boasts modern double glazed wooden sash windows, and briefly consists of an entrance vestibule and hallway, a spacious living room, dining room, kitchen and garden room on the ground floor. Upstairs situated across two floors are three double bedrooms and the bathroom.

The area boasts a range of nearby amenities, including St Luke's Campus, Newtown Primary School, various churches, doctors surgeries and Waitrose supermarket. Exeter's city centre is also just a short distance away with all the attractions that it has to offer, and there are good public transport links in and out of the city.





Ground Floor The front door opens to the entrance vestibule and hallway which provides access to the living room and dining room. There are also stairs rising to the first floor incorporating storage below, and decorative tiling. The attractive living room boasts an ornate cast-iron fireplace as a real feature to the room. In addition there are picture rails and a window faces the front aspect. The dining room is also a good-sized reception room complemented by a decorative cast-iron fireplace, as well as picture rails and an internal window to the rear. An archway opens into the kitchen which contains a range of wall and base units with solid wood worktops, a tiled splashback and a stainless steel sink and drainer unit with a mixer tap over. Integrated appliances include an oven with a gas hob, plus space for a dishwasher, a fridge and a washing machine. Windows face the side and rear aspects and a door opens into the pleasant garden room. This multi-functional space benefits from a door opening to the garden, windows to the rear and a built-in cupboard.

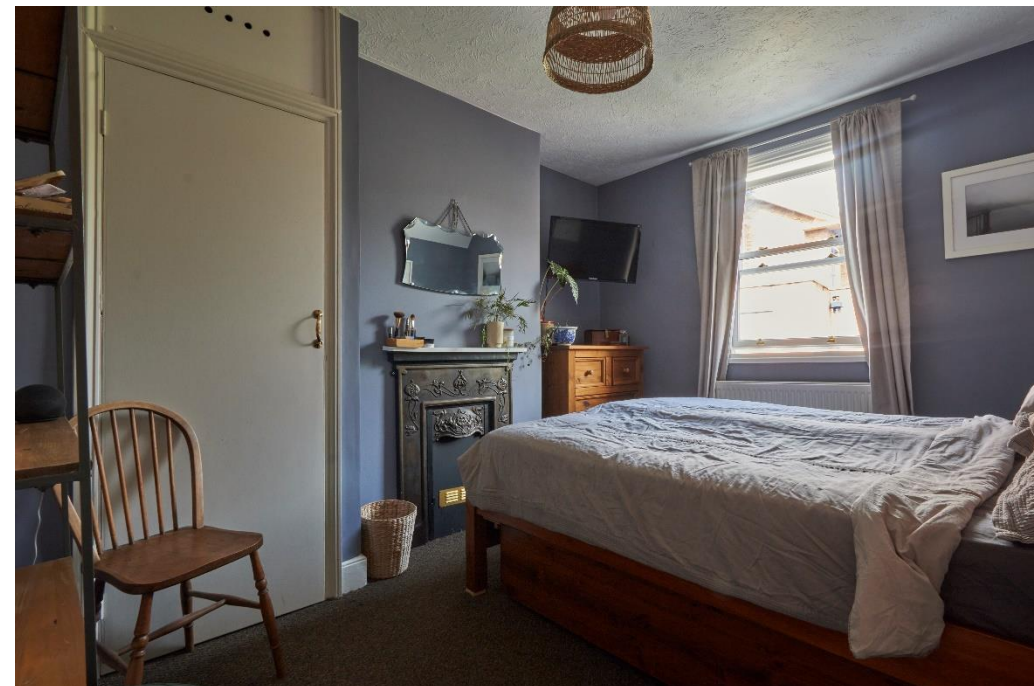
First Floor Stairs rise to the first floor landing which incorporates a window to the rear aspect, access to two of the bedrooms, and a further set of stairs to the second floor. The generous master bedroom has the advantage of two windows to the front aspect allowing a good degree of natural light, and there is also a cast-iron fireplace and picture rails. The second bedroom is also a double and offers a window to the rear aspect, plus a cast-iron fireplace with a built-in cupboard to the side.



Second Floor The top floor accommodates a further double bedroom with a window to the rear and ample storage into the eaves. There is also the family bathroom which comprises a bath with a mixer tap and Mira shower over, a close-coupled WC and a pedestal wash basin. In addition, a skylight faces the front aspect.

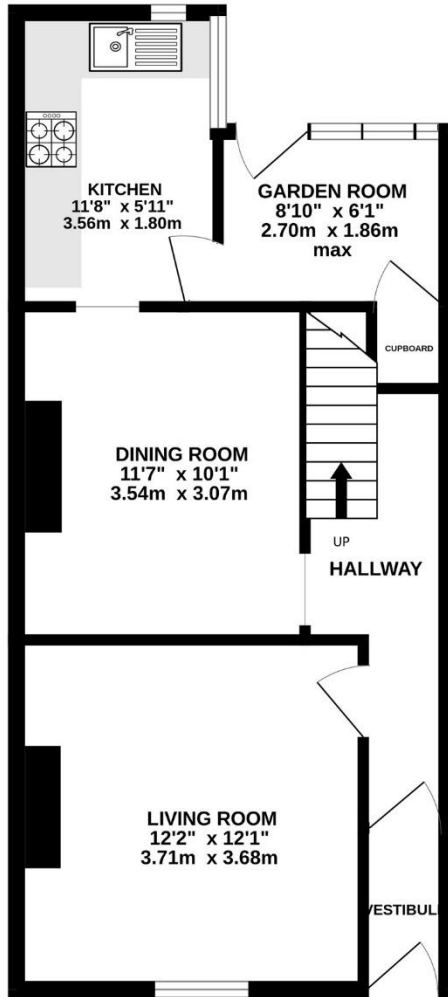
Garden A door opens out to the delightful enclosed rear garden which benefits from a patio area providing an ideal space for outdoor seating and dining. Steps lead to a lawned area with raised flowerbed borders, well-stocked with a variety of established plants and shrubs. Lastly, there is a further patio area to the top of the garden. There is also a garden shed, and an outdoor WC which houses the 2019 boiler with a Hive heating system.

Property Information Tenure: Freehold. Council Tax Band: B.

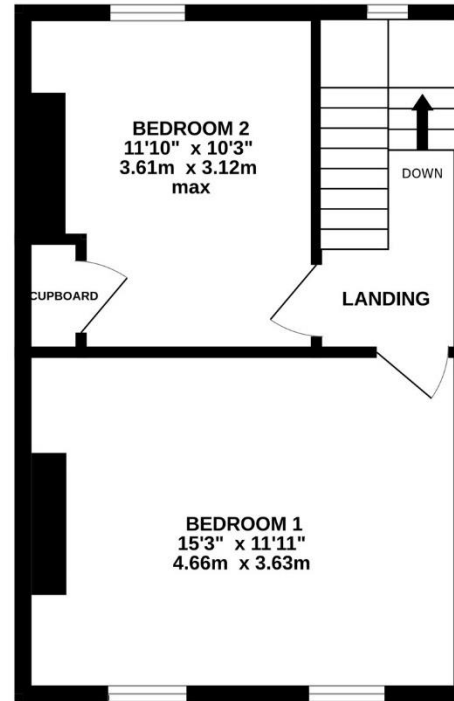




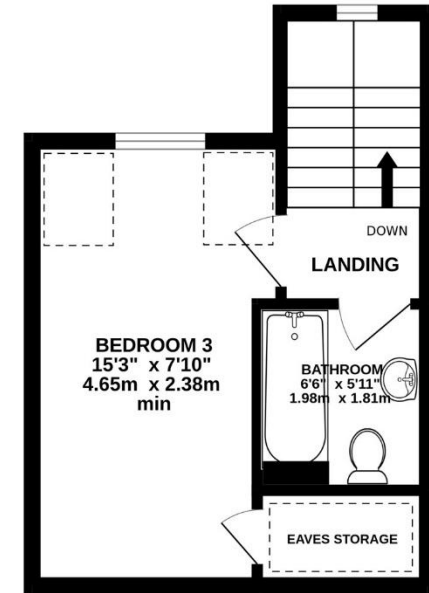
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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