



SOUTHGATE

ESTATES



*9 Grecian Way, Exeter,  
Devon, EX2 5PF*  
£500,000





## Four Bedrooms, Spacious Accommodation, Detached House, Off-Road Parking, Enclosed Garden, Popular Location

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A spacious four bedroom detached house located in the popular area of Broadfields. The property benefits from a driveway to the front providing ample off-road parking, as well as a generous enclosed garden to the rear. The internal accommodation briefly consists of an entrance hallway with access to the living room, cloakroom and dining room. From the dining room there is access to the kitchen and conservatory, and there is also a family room, a double bedroom, and en suite on the ground floor. Upstairs are the remaining three bedrooms, and the family bathroom.

The ideal location enjoys a number of nearby amenities including well-regarded schools, convenience stores, play areas and healthcare centres. Exeter's city centre is also just a short distance away, along with good access to the M5 and A30 for commuting.





Ground Floor The front door opens to an entrance porch and hallway which provides space for coats and shoes, with doors leading into the living room, cloakroom and dining room, along with stairs to the first floor. The living room is well-proportioned and features a window to the front aspect, along with double doors opening into the conservatory, allowing ample natural light. The conservatory itself is spacious, and is complemented by windows to the rear and side aspects, with doors opening out to the rear garden. The dining room is a further useful reception room which also has access to the conservatory, along with a window to the front aspect, and a door opening into the kitchen. Containing a range of matching wall and base units, the kitchen features fitted worktops incorporating a stainless steel sink and drainer with a flexi-hose mixer tap over, and a tiled splashback. Integrated appliances include an oven with a five ring gas hob and extractor hood over, along with space for a tall fridge freezer and a dishwasher. There is also a separate utility area with a fitted worktop providing space below for a washing machine and tumble dryer. In addition, there is a window to the front aspect, and a door to the outside. The family room is a multi-functional space, which could be used as a home office or playroom, and benefits from sliding doors opening into the conservatory. Lastly, on the ground floor, there is a sizeable double bedroom to the rear with access to the garden and a window to the side aspect, as well as an en suite shower room.





First Floor Stairs rise to the first floor landing which accommodates the remaining bedrooms, and the family bathroom. There is also a window to the rear aspect and a loft hatch. The master bedroom is complemented by windows to the front and rear aspects, as well as a dressing area with a built-in mirrored wardrobe and a door to the bathroom. The second bedroom is a further double, with ample fitted storage and a window to the front aspect. Bedroom three is currently used as an office space, and enjoys a window to the rear aspect overlooking the garden. Finally, the bathroom comprises a jacuzzi bath with a shower over, a close coupled WC and a wash basin with a mixer tap over and a worktop to the side. There is also an obscured window to the front aspect.

Gardens & Parking Doors open out to the enclosed rear garden which offers a patio area, providing an ideal space for outdoor seating and dining. The remainder of the garden is laid to lawn, with various shrubs to the border, and a decked area to the rear with a pergola. To the sides of the property, there is a garden shed and a gate allowing separate access. There is also a driveway to the front allowing off-road parking for multiple vehicles.

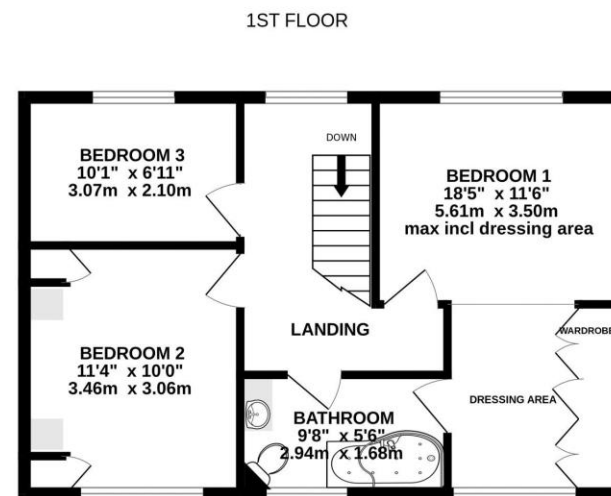
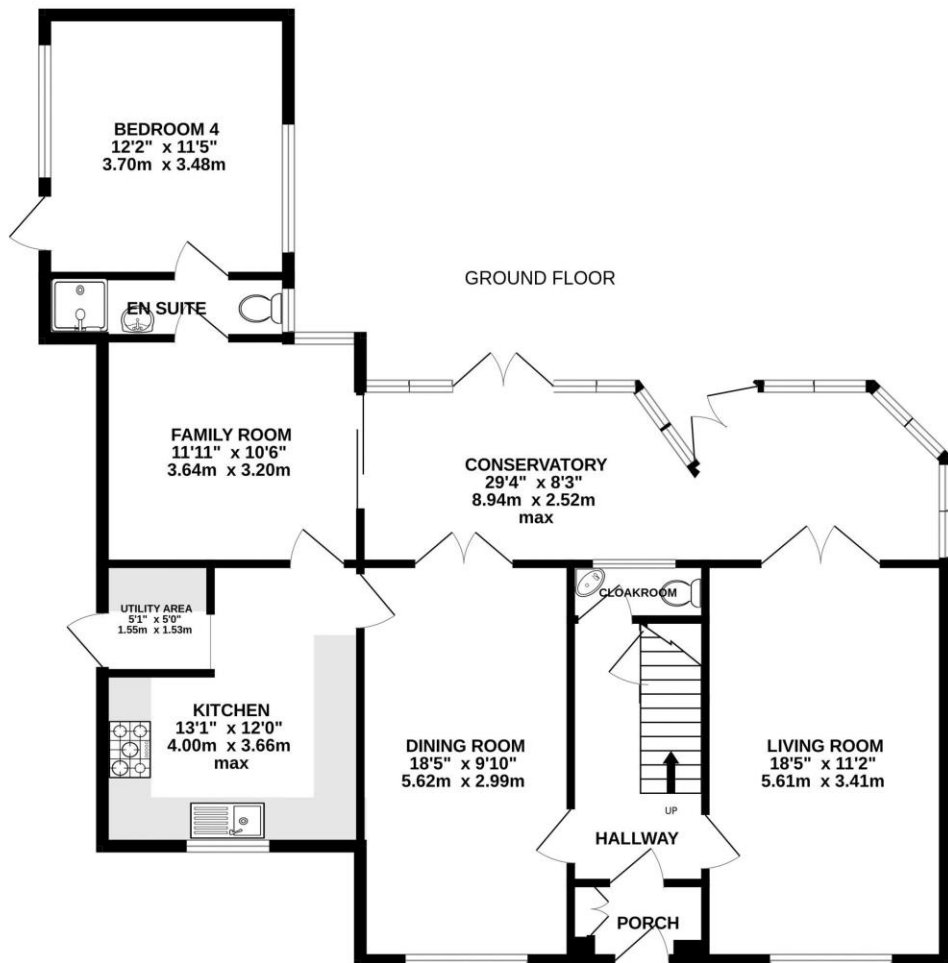
Property Information Tenure: Freehold. Council Tax Band: E.











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



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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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