



SOUTHGATE

ESTATES

14 Stoke Hill, Exeter,
Devon, EX4 7DA
£275,000



Three Bedrooms, Semi-Detached House, Front & Rear Gardens, Off-Street Parking, No Onward Chain, Ideal Location

A three bedroom semi-detached house in need of modernisation, situated in the popular area of Stoke Hill. The property is sold with no onward chain, and features off-road parking, plus gardens to the front and rear. The internal accommodation briefly consists of an entrance hallway with doors to the kitchen, living room and dining room. The upstairs provides three bedrooms, each with built-in storage, and the shower room.

The ideal location offers a number of nearby amenities, including well-regarded schools, healthcare centres, Sylvania Community Hall and Mincinglake Valley Park. Exeter's city centre is also just a short drive away, with a range of shops, cafes and other entertainment facilities.



Ground Floor The front door opens to the entrance hallway which provides access to the kitchen, living room and dining room, plus a set of stairs rises to the first floor incorporating a storage area below, and a window faces the front aspect. The kitchen contains a range of matching wall and base units with fitted worktops, a tiled splashback and a stainless steel sink and drainer unit. Integrated appliances include an eye-level oven with a separate electric hob and extractor hood, plus space is available for under counter appliances. The Worcester boiler is located here, along with a window to the front aspect, a built-in cupboard and a door to the garden. The living room is well-proportioned and features a large window to the side aspect overlooking the garden. The dining room is also a good size and is complemented by a bay window to the side aspect, plus ample space for a dining table.

First Floor Stairs rise to the first floor which benefits from a window to the front aspect allowing a good-degree of natural light. Doors open to the three well-proportioned bedrooms, each featuring built-in storage and windows overlooking either the rear or front gardens. The shower room comprises a wall-mounted wash basin, a close-coupled WC and a walk in shower with a Mira shower over. There is also a built-in cupboard, an extractor fan and an obscured window to the side aspect.

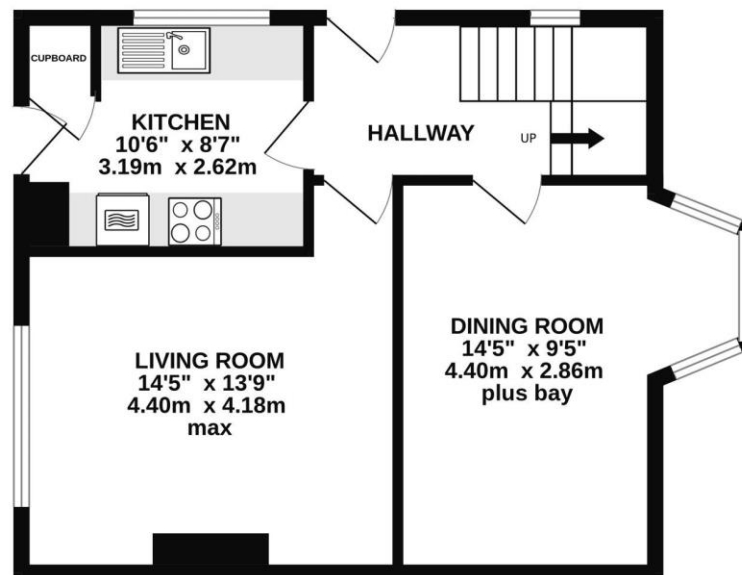
Garden & Parking A door opens to the rear garden which offers a patio area and a path leading to the end of the garden. There are also various well-established trees and shrubs, plus a gate allowing access to the front. Doors open into the useful garden store rooms and the outside WC. There is also a garden to the front and side, plus a driveway allowing valuable off-road parking.

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

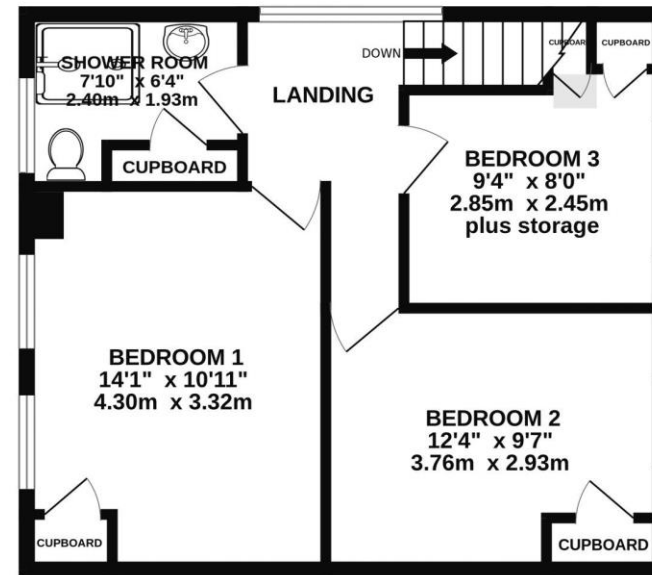




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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