



37, Mincinglake Road



STAGS

37, Mincinglake Road

Exeter, EX4 7DZ

Exeter city centre (1.1 Miles), Mincinglake Valley Park (0.2 Miles)

A spacious and well-presented four bedroom semi-detached home with generous living accommodation, off-road parking and an attractive rear garden.

- Four bedroom semi-detached home
- Enclosed garden with decking and lawn
- Modern open-plan kitchen/diner
- Separate utility and lean-to store
- Contemporary family bathroom
- Bright sitting room with fireplace
- Driveway parking for several cars
- Close to schools and city centre
- Freehold
- Council tax band: C

Guide Price £360,000

SITUATION

Mincinglake Road is a desirable residential area on the northern side of Exeter, offering a convenient setting close to a range of local amenities. Well-regarded primary and secondary schools are within easy walking distance, and there are nearby shops, parks and recreational facilities. The city centre is readily accessible by public transport or on foot, providing a wide variety of shops, cafés and restaurants, together with excellent rail and road links, including access to the M5 and A30.

DESCRIPTION

37 Mincinglake Road is a well-maintained semi-detached family home offering spacious, light and flexible accommodation over two floors. The property has been thoughtfully modernised to create comfortable and practical living spaces ideally suited to family life, complemented by a generous rear garden and private parking for multiple vehicles.



ACCOMMODATION

A welcoming entrance hall provides access to all principal rooms and includes a useful understairs storage cupboard. The sitting room lies to the front of the property, featuring a large picture window allowing natural light to flood the space, together with a feature fireplace creating a focal point. The open-plan kitchen/dining room extends across the rear of the house and forms the heart of the home. Fitted with a comprehensive range of modern units and work surfaces, the kitchen includes an electric oven with gas hob, extractor hood, stainless steel sink and drainer, and a central breakfast bar providing casual seating. The dining area comfortably accommodates a family table, with French doors opening directly onto the garden terrace, making it ideal for entertaining and everyday family use. A separate utility room provides further worktop space, a stainless steel sink, plumbing for appliances and access to a useful lean-to/storage area, perfect for bikes or garden equipment.

On the first floor, the landing leads to four well-proportioned bedrooms. The principal bedroom enjoys built-in wardrobes and a pleasant outlook to the front, while the remaining bedrooms offer versatility for family members, guests or home working. All rooms are served by a well-appointed family bathroom, attractively tiled and fitted with a modern suite comprising a walk-in shower and underfloor heating.

OUTSIDE

To the front, a double-width driveway provides ample off-road parking for several vehicles. Steps lead up through a small lawned area to the front door.

The rear garden is of generous size and enjoys an elevated, sunny aspect. Arranged over two levels, it includes a decked terrace adjoining the house, perfect for al fresco dining, and a large expanse of lawn with space for children's play or a summer house if desired. The garden is enclosed and offers a good degree of privacy.

SERVICES

Utilities: Mains electric, water, gas, telephone and broadband

Drainage: Mains drainage

Heating: Gas

Tenure: Freehold

EPC: C(75)

Council tax band: C

AGENTS NOTES

The vendor has advised that the solar panels are leased. Please enquire with agent for further information.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



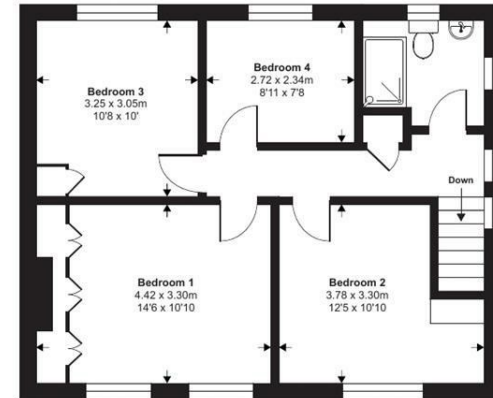
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	82
England & Wales		
EU Directive 2002/91/EC		

21/22 Southernhay West,
Exeter, Devon, EX1 1PR

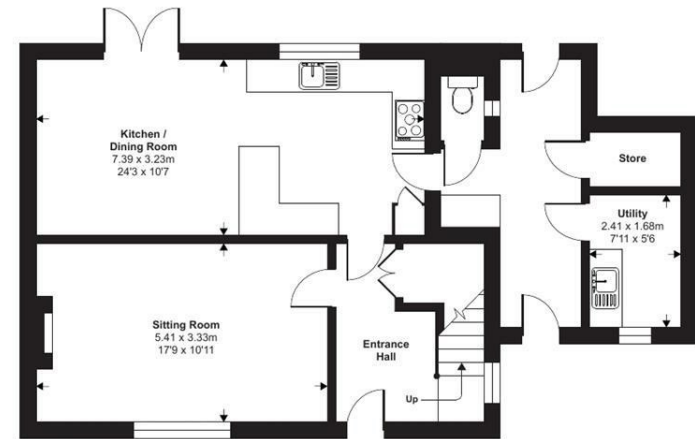
exeter@stags.co.uk

01392 255202

Approximate Area = 1403 sq ft / 130.3 sq m
For identification only - Not to scale



First Floor



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1380235



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