



SOUTHGATE

ESTATES



*14 Liberty Way, Exeter,
Devon, EX2 7AS*

£500,000 – £515,000 Guide Price





Four Bedrooms, Detached House, Garage & Parking, Enclosed Garden, Well-Proportioned, Popular Location



A well-proportioned four bedroom family home located within the popular area of The Rydons. The property features an enclosed garden to the rear, along with a garage and driveway. The internal accommodation briefly consists of an entrance hallway, a living room, conservatory, a separate dining room, kitchen breakfast room, utility room and cloakroom on the ground floor. Upstairs are four good-sized bedrooms (with an en suite to the master) and a family bathroom.



The Rydons is a modern development on the outskirts of Exeter which is ideally positioned within close proximity to a wide range of local amenities, including a train station, primary and secondary schools, doctors and dental surgeries, supermarkets and many other leisure facilities. The beautiful maritime town of Topsham and Exeter's city centre are just a short drive away.

Ground Floor The front door opens to the spacious entrance hallway which offers access to the main downstairs rooms and also includes stairs rising to the first floor with built-in storage below. The kitchen breakfast room contains a range of matching wall and base units with fitted worktops, a tiled splashback and a 1.5 bowl stainless steel sink with a mixer tap over and drainer grooves to the side. Integrated appliances include two ovens with a 5-ring gas hob and extractor hood over, a a fridge freezer and a dishwasher. There is also a window to the front aspect and French doors to the garden, allowing a pleasant dual aspect.

A door opens into the utility room which incorporates further matching wall and base units with fitted worktops, a tiled splashback and a stainless steel sink with a mixer tap over. In addition, the Glow Worm boiler is located here, along with a door to the garden.

The living room enjoys folding doors to the conservatory, providing the rooms with an open-plan feel, and easy access to the garden. The living room also benefits from a contemporary wood-burning stove.

There is also a separate dining room which benefits from a window to the front aspect, and ample space for a table and chairs. Lastly, the ground floor also includes a cloakroom which is fitted with a close-coupled WC and a corner wash basin.





First Floor Stairs rise to the first floor which accommodates the four bedrooms and the bathrooms. The master bedroom is well-proportioned and features a built-in mirrored wardrobe, plus a window to the rear aspect overlooking the garden. A door leads into the ensuite which incorporates a shower cubicle, a pedestal wash basin and a close-coupled WC. An obscured window faces the rear aspect.

The second bedroom is also a sizeable double, and is currently used as an office. A window faces the front aspect and there is also a built-in wardrobe. The third double is complemented by a window to the rear aspect, and also includes a built-in wardrobe.

The family bathroom comprises a pedestal wash basin, a close-coupled WC and a bath with a shower over. Additionally, there is an obscured window to the rear aspect.

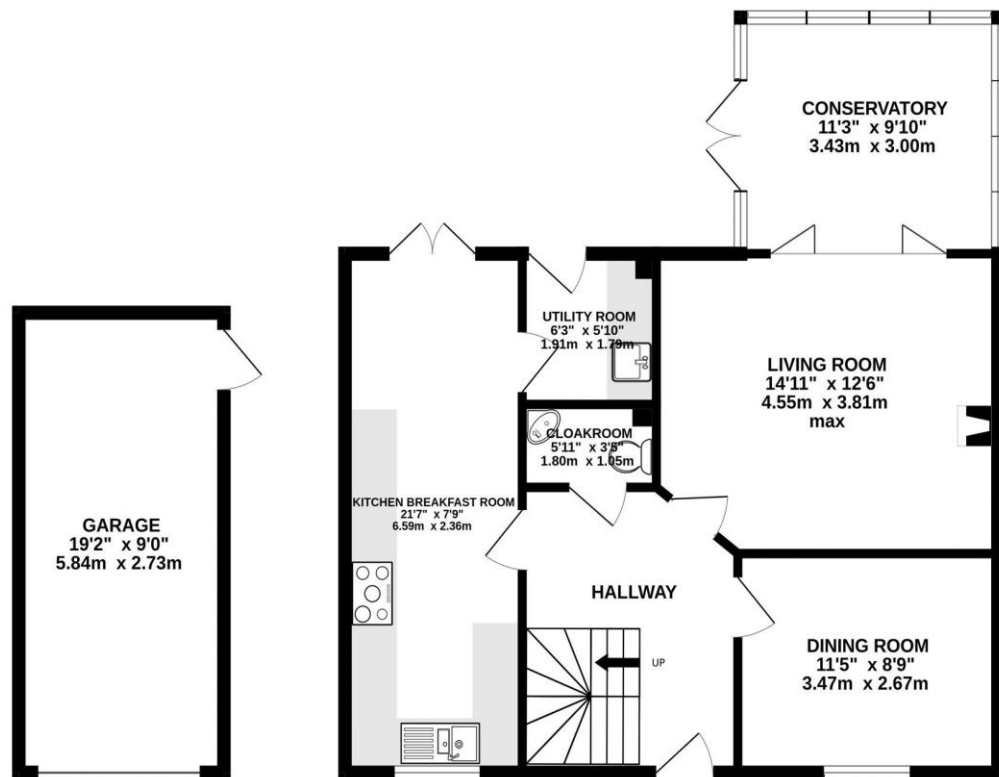
Lastly, the remaining bedroom features a window to the front aspect.

Garden, Garage & Parking Doors open out to the attractive enclosed rear garden which has the advantage of a patio area providing an ideal spot for outdoor seating and dining. Beyond the patio is a section laid to lawn incorporating a large flowerbed which is well-stocked with a variety of trees and shrubs, including a fig tree. There is also a further raised bed with a range of fruit bushes, as well as a garden shed, and access to the front of the property.

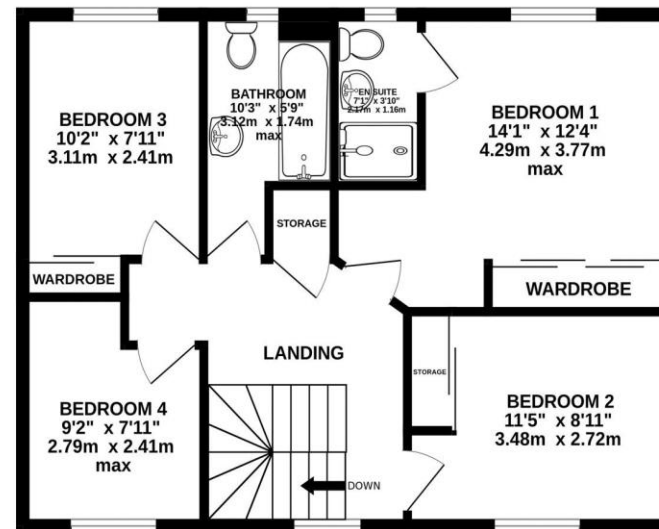
The garage is serviced by power and lighting, with an up-and-over door to the front leading to the driveway.

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

GROUND FLOOR



1ST 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.
Made with Metropix ©2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



www.tpos.co.uk

Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

Southgate Estates
 50-51 South Street, EX1 1EE
 01392 207444
info@southgateestates.co.uk
southgateestates.co.uk