



SOUTHGATE

ESTATES

*114 Park Road,  
Exeter, Devon, EX1 2HT  
£340,000*



## Three Double Bedrooms, Mid-Terraced House, Enclosed Rear Garden, Spacious Accommodation, No Onward Chain, Excellent Location

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A well-proportioned mid-terraced house located in the popular area of Mount Pleasant. The property benefits from an enclosed courtyard garden to the rear and the internal accommodation briefly consists of an entrance vestibule and hallway, a spacious living room and dining room and an inner hallway leading to the cloakroom and kitchen on the ground floor. Upstairs are three double bedrooms and a bathroom.

The excellent location offers a range of nearby amenities, including healthcare centres, well-regarded schools, green spaces and various shops and convenience stores. Exeter's city centre is also just a short distance away and enjoys a number of high street shops, restaurants and cafes.



Ground Floor The front door opens into an entrance vestibule and hallway, where doors provide access to the living room, dining room and to an inner hallway which leads to the kitchen and downstairs cloakroom. The well-proportioned living room is complemented by a bay window to the front aspect, a decorative fireplace and folding doors into the dining room that, when opened, provide the rooms with an open-plan feel. The dining room features French doors to the garden and fitted shelving. The convenient downstairs cloakroom consists of a close-coupled WC and a pedestal wash basin. Lastly, the generous 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 oven with a gas hob and extractor hood over, and space is available for a tall fridge freezer and a washing machine. Windows face the side and rear aspects and a door opens out to the garden.

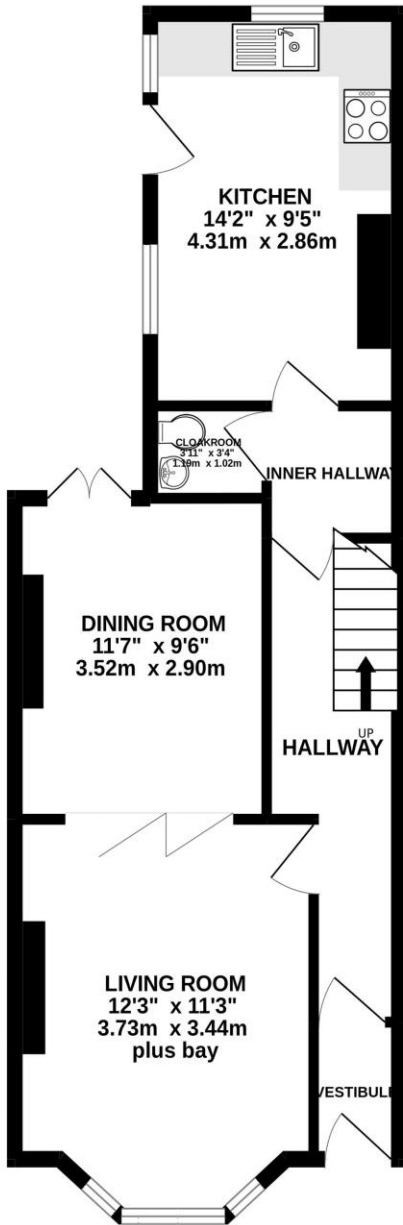
First Floor Stairs rise to the first floor which accommodates three sizeable double bedrooms, with the master bedroom situated to the front benefitting from a bay window. The third bedroom is to the rear and incorporates a wash basin with a vanity unit below. The bathroom comprises a close-coupled WC, a pedestal wash basin and a bath with a Mira shower over.

Garden The enclosed rear garden has the advantage of a patio area providing space for outdoor seating, with a path leading to the rear. The remainder of the garden is mainly laid to lawn with some flowerbed borders. There is also a gate allowing access to the rear.

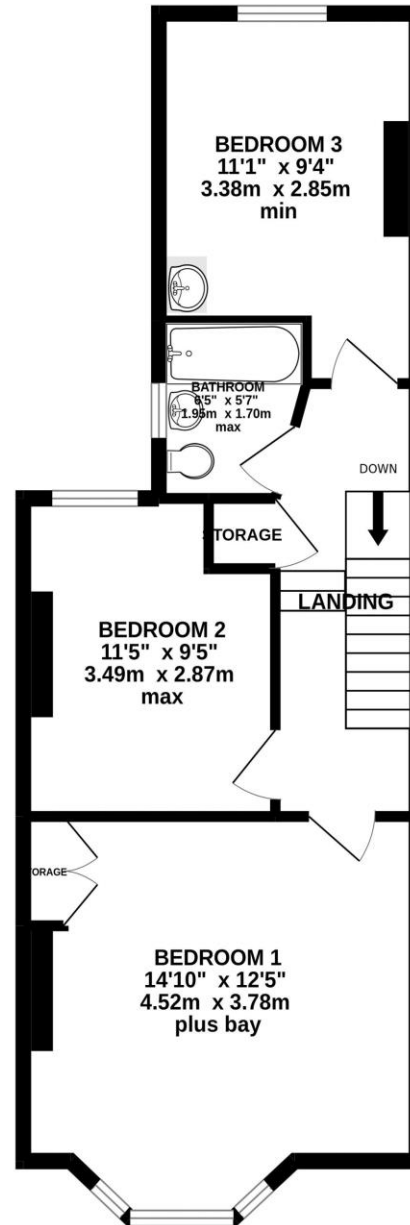
Property Information Tenure: Freehold. Council Tax Band: C.



GROUND FLOOR

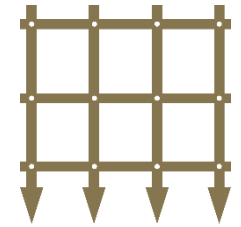


1ST FLOOR



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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	54	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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