



SOUTHGATE

ESTATES

*5 Lister Close, Exeter,
Devon, EX2 4SD
£260,000 Guide Price*



Two Bedrooms, Terraced House, Off-Road Parking, Enclosed Garden, Close to Amenities, Prestigious Location

A two bedroom, mid-terraced house located in the highly popular area of St Leonards. The property features an enclosed garden to the rear, along with a valuable off-road parking space. The internal accommodation briefly consists of an entrance hallway with access to the kitchen, living room and downstairs cloakroom. Upstairs are two bedrooms and the family bathroom.

The excellent location provides an abundance of nearby amenities including the RD&E Hospital, St Leonards Primary School, Exeter School, various GP surgeries and places of worship. Exeter's Quayside and city centre are also just a short distance away with the many shops, entertainment facilities and eateries that they have to offer.





Ground Floor The front door opens to the entrance hallway which provides access to the kitchen, living room and cloakroom. The kitchen contains a range of matching wall and base units with fitted worktops, a matching upstand and a 1.5 bowl stainless steel sink and drainer unit with a mixer tap over. Integrated appliances include an oven with an electric hob and extractor hood over, in addition to space for a tall fridge freezer and a washing machine. The Ideal boiler is located here, along with a window to the front aspect.

The living room to the end of the hallway is complemented by sliding doors opening directly out to the garden, as well as stairs rising to the first floor incorporating built-in storage below, and space for a dining table and chairs.

Finally on the ground floor is the cloakroom which includes a close-coupled WC and a wall-mounted wash basin.



First Floor Stairs rise to the first floor landing which accommodates the two bedrooms and the bathroom. There is also a hatch opening to the loft space.

The master bedroom enjoys a window to the rear aspect overlooking the garden, plus a built-in cupboard over the stairwell.

The second bedroom features a window to the front aspect. Lastly, the bathroom comprises a bath with a shower over, a close-coupled WC and a pedestal wash basin. There is also an obscured window to the front aspect.

Garden & Parking Doors open out to the good-sized enclosed rear garden which has the advantage of a patio area providing an ideal space for outdoor seating. A path leads to the rear where there is a shed and a gate providing separate access. There is also a section of lawn to the side, as well as various plants and shrubs.

The property benefits from a parking space for one vehicle.

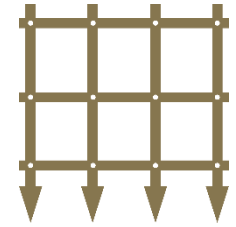
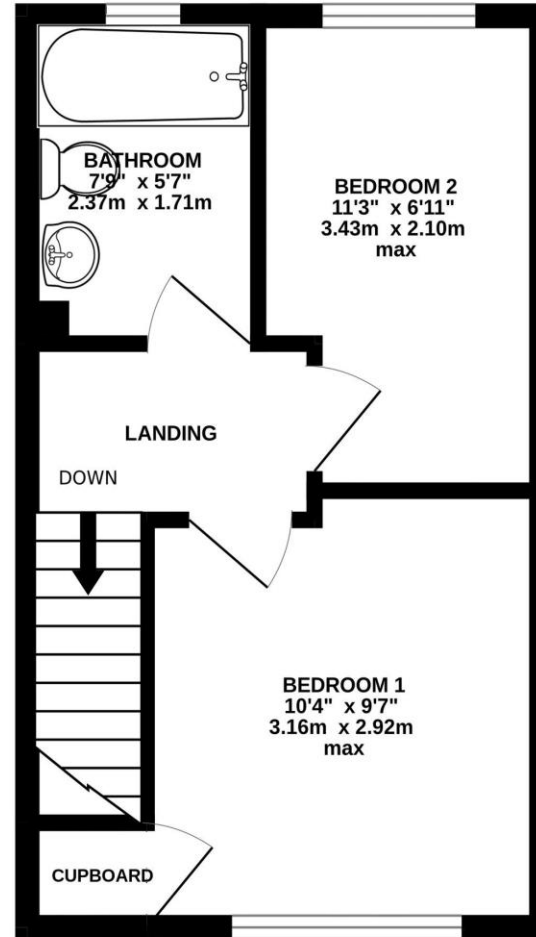
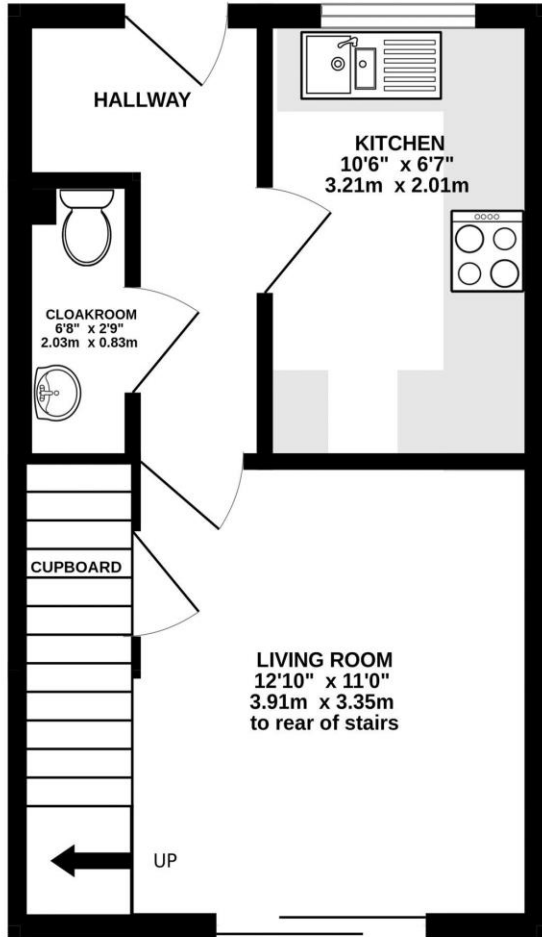
Property Information Tenure: Freehold (the vendor has informed us that there is a current grounds maintenance charge of £12.80 per month). Council tax band: B.





GROUND FLOOR

1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	76 C	
55-68	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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