



SOUTHGATE

ESTATES



13 Beaworthy Close,  
Exeter, Devon, EX2 9LB

£275,000





## Terraced House, Three Bedrooms, No Onward Chain, Garage & Parking, Enclosed Garden, Close to Amenities

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A three bedroom terraced house, located in the popular area of Alphington. The property is sold with no onward chain, and benefits from an enclosed rear garden, plus a garage with parking in front in a nearby block. The internal accommodation briefly consists of an entrance porch and hallway, an open-plan lounge diner, a kitchen and a conservatory. Upstairs are three bedrooms (two of which are doubles), and the bathroom.

The property is well-positioned for a number of nearby amenities, including primary and secondary schools, GP surgeries, grocery stores, Cowick Barton Recreation Grounds, and various pubs/restaurants. Alphington Retail Park is also just a short distance from the property, with many popular shops and eateries, along with easy access to the A30 and M5 for commuting.





Ground Floor The front door opens to the entrance porch and the hallway which provides access to the kitchen and lounge diner, as well as stairs rising to the first floor with built-in storage below. The open-plan lounge diner enjoys windows to both the front and rear aspects, as well as a feature fireplace, and ample space for a dining table and chairs.

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 with a mixer tap over. Integrated appliances include a double eye-level oven with a separate gas hob and extractor hood over, plus a fridge, freezer and space for a washing machine. There is also a window to the rear.

A door opens to the conservatory which benefits from windows to the rear and side aspects, offering a pleasant space to admire the garden. A sliding door opens to the garden.





First Floor Stairs rise to the first floor landing which includes doors to the three bedrooms and the bathroom, along with a hatch to the loft. The master bedroom situated to the front is furnished with a built-in wardrobe housing the Worcester boiler, and there is also a window to the front aspect. The second bedroom is a further double and has the advantage of a window to the rear, overlooking the garden. Bedroom three is a single and features a window to the front aspect, plus a built-in cupboard over the stairwell. Finally, the bathroom comprises a low-level WC, a pedestal wash basin and a bath with a Mira shower over. There is also an obscured window to the rear aspect.

Garden & Garage To the rear of the property is a well-proportioned enclosed garden, which is mainly laid to patio, providing space for seating. The remainder of the garden is laid to gravel, with the occasional shrubs to the side. There is also a gate to the rear allowing separate access.

There is a single garage located in a block nearby with an off-road parking space in front.

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

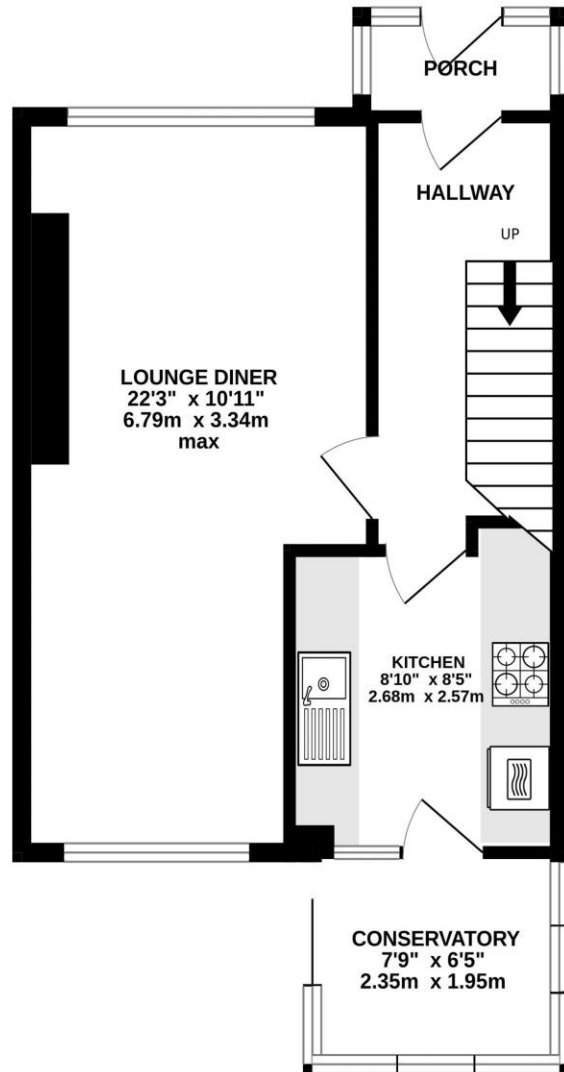




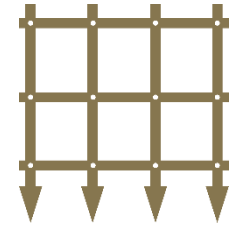
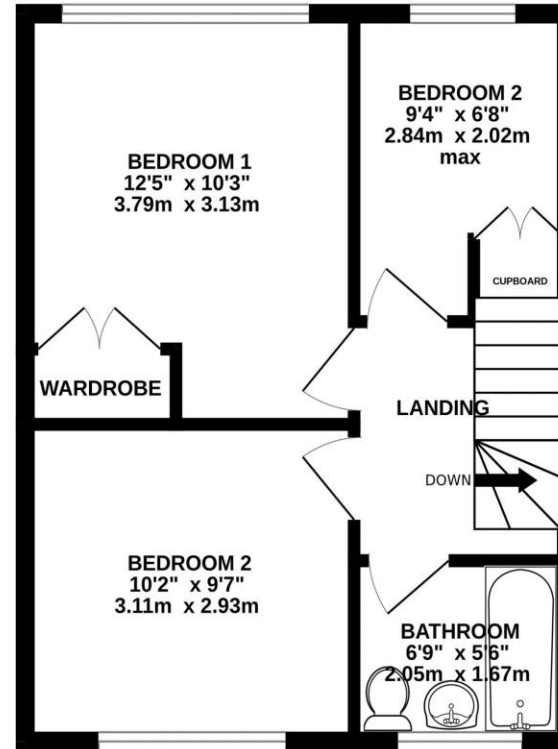




GROUND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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