



SOUTHGATE

ESTATES



9 Swallowfield Road,
Exeter, Devon, EX2 6JD

£325,000 *Guide Price*





3 Bedrooms, Requiring Modernisation, Garage & Parking, Front & Rear Gardens, Popular Location, No Onward Chain

A three bedroom semi-detached house in need of modernisation located in the popular Countess Wear area. The property boasts gardens to the front and rear, as well as a garage with an off-road parking space to the front. The internal accommodation consists of an entrance porch, a lounge with an open-plan feel to the dining room and a kitchen on the ground floor. Upstairs are three bedrooms (two of which are doubles) and a bathroom.

The convenient location benefits from a range of nearby amenities including various schools, GP surgeries, and grocery stores, as well as King George V Playing Fields and Exeter Golf & Country Club. Exeter's city centre is also just a short distance away, as well as the lovely maritime town of Topsham with a number of boutique shops, restaurants and cafes.

Offered for sale with no onward chain, this property would make an ideal project for someone looking to restore this to a fantastic family home. We therefore highly recommend internal viewing.

Entrance Porch 12' 11" x 3' 1" (3.94m x 0.94m) The front door opens to the entrance porch which includes a door to the living room, tiled flooring, a uPVC double glazed window to the side aspect and a door to the garden.

Lounge 16' 8" x 12' 11" (5.08m x 3.93m) (to rear of stairs) A spacious reception room with an archway to the dining room creating an open-plan feel. The lounge enjoys two uPVC double glazed windows to the front aspect, a gas fireplace with a brick surround, a radiator, laminate flooring and a door to the stairs incorporating space for storage below.

Dining Room 10' 9" x 8' 11" (3.28m x 2.72m) Benefitting from a window and a door to the rear leading out to the garden, laminate flooring, a radiator and an opening to the kitchen.

Kitchen 10' 10" *narrowing to 10' 0" x 7' 5" (*3.30m x 2.25m) The kitchen contains a range of wall and base units with fitted worktops, a tiled splashback and a stainless steel sink and drainer unit with a mixer tap over. Space is available for an oven, a fridge, freezer and a washing machine. The Worcester boiler is also located here, along with tiled flooring, a door to the garden and two uPVC double glazed windows to the side and rear aspects.

Stairs & Landing Stairs rise to the first floor landing which provides doors to the three bedrooms and the bathroom, a hatch to the loft and a uPVC double glazed window to the side aspect.

Bedroom 1 13' 0" x 9' 11" (3.96m x 3.01m) A well-proportioned double bedroom featuring a uPVC double glazed window to the front aspect with a pleasant outlook, and a radiator.

Bedroom 2 10' 10" x 9' 10" (3.29m x 3.0m) (to rear of cupboard) A further double bedroom complemented by a uPVC double glazed window to the rear aspect overlooking the garden, a radiator and a built-in cupboard housing the hot water tank.

Bathroom 7' 3" x 6' 6" (2.21m x 1.97m) Comprising a close-coupled WC, a pedestal wash basin with a tiled splashback and a bath with a tiled surround and a HeaTrae Sadia shower over. In addition there is a radiator and an obscured uPVC double glazed window to the rear aspect.

Bedroom 3 9' 10" x 6' 5" (3.0m x 1.96m) (to rear of wardrobe) A single bedroom with the advantage of a built-in wardrobe over the stairwell, a radiator and a uPVC double glazed window to the front aspect also with a lovely outlook.

Garden Doors lead out to the good-sized rear garden which offers a patio area for outdoor seating and entertainment. Steps lead to the top of the garden where there is an area of decking with access to the garage. The remainder of the garden is laid to lawn with various well-established shrubs. There are also gates providing access to the front and rear.

Garage & Parking 19' 3" x 9' 8" (5.87m x 2.95m) A single garage is located next to the garden which incorporates a uPVC double glazed window to the side aspect and a further window to the rear. In addition, there is power and lighting, along with a door to the side leading into the garden and an electric up-and-over door to the front. Outside of the garage is a parking space which allows off-road parking for a car.

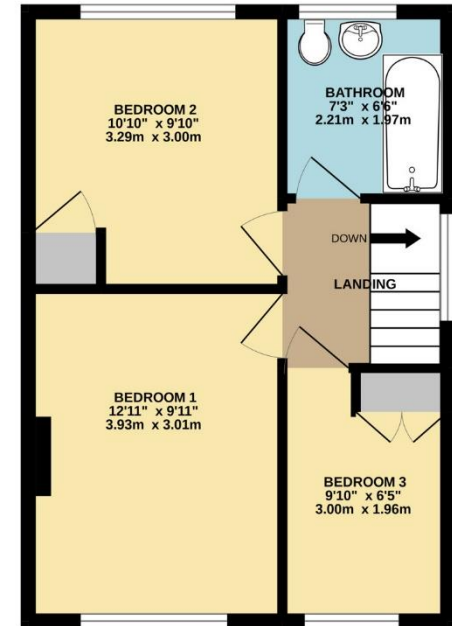
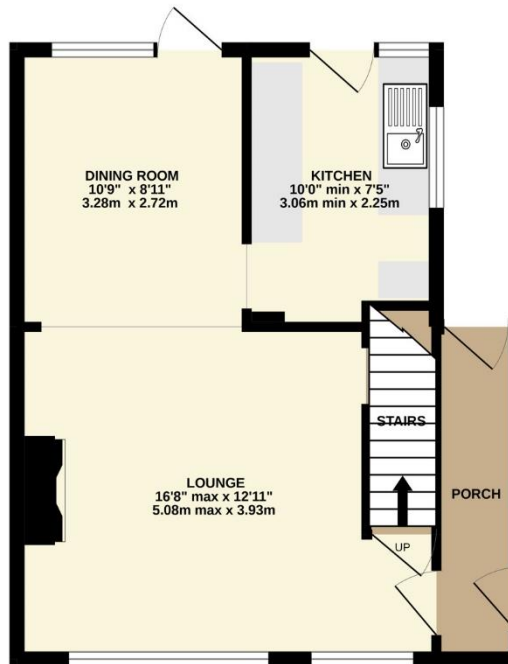
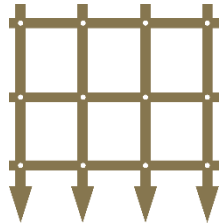
Property Information Tenure: Freehold. Council Tax Band: D





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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