



SOUTHGATE

ESTATES

*21 Linton Road, Exeter,
Devon, EX1 3FZ
£290,000*

3 Bedrooms, Off-Road Parking, Open-Plan Kitchen Diner, Convenient Location, Enclosed Rear Garden

This modern three bedroom house is situated in the popular new development of Hill Barton Vale, with excellent access to the Met Office and within close proximity of a number of local shops, supermarkets and hospitals, with good access both to the Exeter city centre and the M5 Motorway.

Internally the accommodation briefly comprises an entrance hallway with doors to the lounge, downstairs WC, kitchen diner and conservatory. Upstairs there is a master bedroom with en suite, two further bedrooms and the main bathroom. Externally, the property boasts a two spaces to the side providing off-road parking and an enclosed garden to the rear. With so much to offer, this spacious three bedroom home should be viewed in order to be fully appreciated.

Entrance Hall The front door opens to an entrance hallway providing space for shoes and coats, with doors leading to the living room and downstairs WC. There is a radiator and stairs rising to the first floor.

Living Room 14' 4" x 12' 5" narrowing to 8' 1" (4.38m x 3.79m) This spacious carpeted living room benefits from a large UPVC double glazed window to the front aspect, an under stair storage space, a radiator and a door through to the kitchen diner.

Kitchen Diner 8' 11" x 15' 9" (2.73m x 4.80m) A tiled kitchen diner containing a range of matching wall and base units with roll-edge worktops and matching upstand, a stainless steel sink and drainer unit with a mixer tap over. Integrated appliances include an oven with electric hob and extractor hood over. A tall fridge freezer and washing machine are optional. In addition, there is a radiator and uPVC double glazed doors opening to the conservatory, along with a uPVC double glazed window to the rear aspect. There is ample space for a dining table and chairs.



Conservatory 12' 4" x 10' 0" (3.75m x 3.06m) This valuable addition to the home benefits from tiled floor, a radiator, uPVC double glazed windows to two aspects and sliding double doors to the garden.

Downstairs WC 5' 9" x 3' 0" (1.74m x 0.92m) max Comprising a low level WC, a pedestal wash hand basin and an obscured uPVC double glazed window to the front aspect.

Stairs & Landing Stairs rise to the first floor landing which provides access to the three bedrooms and the bathroom.

Master Bedroom & En Suite 9' 7" x 12' 4" (2.92m x 3.77m) max The master bedroom benefits from a built-in storage cupboard, a radiator and a uPVC double glazed window to the front aspect. A door opens through to the tiled en suite which includes a shower cubicle with mains shower, a pedestal wash hand basin and a close-coupled WC. There is also an extractor fan, a radiator and an obscured uPVC double glazed window to the front aspect.

Bedroom 2' 7" x 9' 0" (2.31m x 2.74m) A second smaller double bedroom which enjoys a radiator and a uPVC double glazed window to the rear aspect.

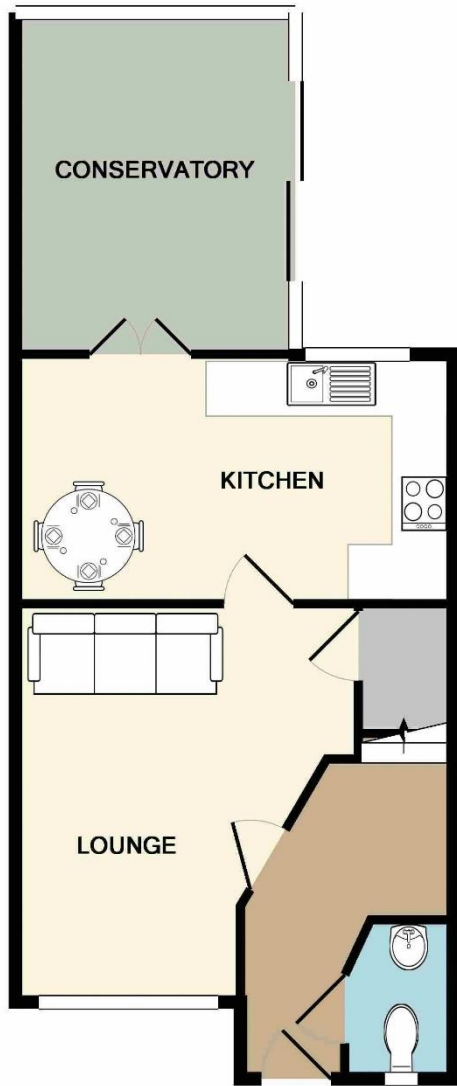
Bathroom 5' 11" x 6' 11" (1.81m x 2.1m) Comprising a close-coupled WC, pedestal wash hand basin and bath with tiled surround. There is also tiled flooring, an extractor fan and an obscured uPVC double glazed window to the side aspect.

Bedroom 3' 9" x 6' 6" (2.92m x 1.97m) A single room with a radiator and a uPVC double glazed window to the rear aspect.

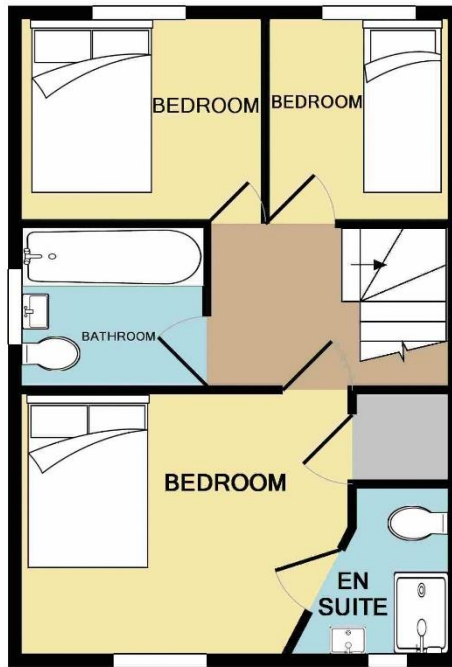
Garden Sliding doors open out from the conservatory to the fully enclosed terraced garden which enjoys a patio area with an outdoor tap and space for seating, along with an area laid to lawn. Steps then lead down to the remainder of the garden which is partly laid to lawn along with a further patio area. There is also the advantage of a storage shed and a gate providing side access.

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



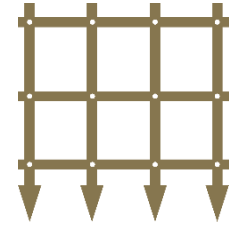


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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)	A		96
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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