



SOUTHGATE

ESTATES

*43 Normandy Road,  
Exeter, Devon, EX1 2SR  
£355,000 Guide Price*



## Four Bedrooms, Terraced House, Enclosed Rear Garden, Well-Presented, Outside Store, Sought-After Area

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A four bedroom terraced house located in the highly desirable location of Heavitree. The property is well-presented and benefits from a West-facing enclosed garden to the rear. The internal accommodation briefly consists of an entrance vestibule and hallway, a spacious living room, dining room and a kitchen on the ground floor. Upstairs across two floors are the four bedrooms (three of which are doubles) and the family bathroom.

The ideal location enjoys a range of nearby amenities, including a variety of shops, cafes and convenience stores along Heavitree's High Street, as well as the popular Heavitree Pleasure Ground, doctors' surgeries, primary and secondary schools etc. Exeter's city centre is also just a short distance away with the many entertainment facilities it has to offer. Marketed with no onward chain, this fantastic family home should be viewed in order to be fully appreciated.





Entrance Vestibule & Hallway The front door opens to the entrance vestibule and hallway which includes laminate flooring, dado rails, a radiator with a cover, decorative corbels and stairs to the first floor landing. Doors lead into the living room and dining room.

Living Room 11' 10" x 10' 11" (3.60m x 3.33m) plus bay An attractive reception room complemented by a uPVC double glazed box bay window to the front aspect, picture rails, a radiator with a cover, and a fireplace with a tiled surround.

Dining Room 11' 9" x 11' 5" (3.59m x 3.47m) Another spacious reception room benefitting from a uPVC double glazed door leading out to the rear garden, along with laminate flooring, a radiator with a cover, picture rails, fitted shelving and a door to the kitchen. Ample space is provided for a dining table and chairs.

Kitchen 12' 10" x 8' 10" (3.91m x 2.7m) Containing a range of matching wall and base units with wood-effect worktops, a tiled splashback and a stainless steel sink and drainer unit with a mixer tap over. Integrated appliances include a dishwasher and a washer dryer, and space is provided for a tall fridge freezer and an oven with an extractor hood over. In addition there is a built-in cupboard under the stairs housing the meters and consumer unit, laminate flooring and uPVC double glazed windows to the side and rear aspects.



Stairs & Landing Stairs rise to the first floor landing which provides access to two of the bedrooms and the bathroom, as well as a built-in cupboard, a hatch to a loft space and dado rails. A door opens to a lobby area which includes a door to another bedroom and stairs to the top floor with built-in storage below leading to the master bedroom.

Bedroom 1 15' 2" x 13' 0" (4.62m x 3.97m) max Located on the top floor, this good-sized double bedroom boasts skylights to the front and rear aspects, storage into the eaves, exposed beams, spotlighting and a radiator.

Bedroom 2 10' 11" x 9' 3" (3.32m x 2.81m) plus 6' 0" x 4' 7" (1.83m x 1.39m) & bay  
A double bedroom with the advantage of a uPVC double glazed box bay window to the front aspect, picture rails and a radiator.

Bedroom 3 11' 6" x 9' 3" (3.50m x 2.81m) Another sizeable double bedroom enjoying a uPVC double glazed window to the rear aspect, a radiator and picture rails.



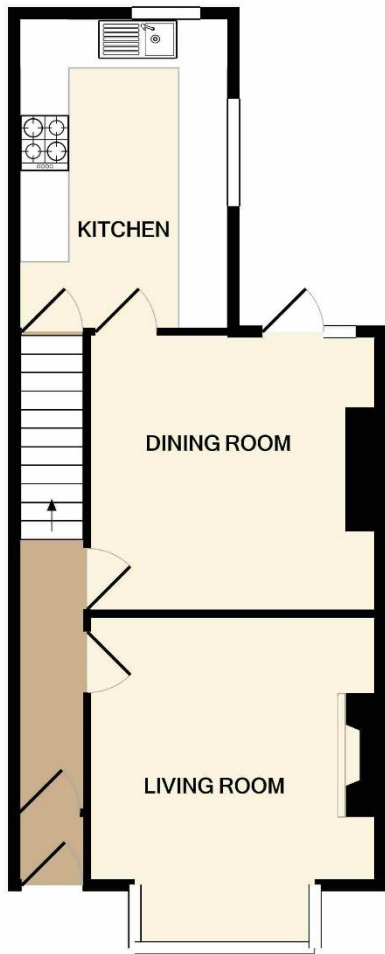


Bathroom 6' 4" x 5' 2" narrowing to 2' 10" (1.93m x 1.58m) Comprising a close-coupled WC, a pedestal wash basin with a mixer tap over and a bath with a mixer tap, a waterfall shower head and additional attachment over. There is also a heated towel rail, an extractor fan, spotlighting, tiled walls and an obscured uPVC double glazed window to the side aspect.

Bedroom 4 8' 11" x 6' 1" (2.73m x 1.86m) plus doorway A single bedroom consisting of a uPVC double glazed window to the rear aspect, picture rails and a radiator.

Garden To the rear of the property is a pleasant West-facing enclosed rear garden with a patio area providing an ideal space for al-fresco dining. There are also brick-built planters well stocked with a variety of established plants and shrubs. A glass lean-to adjoins a useful storage cupboard, whilst a garden gate opens to a pedestrian-access service lane behind.

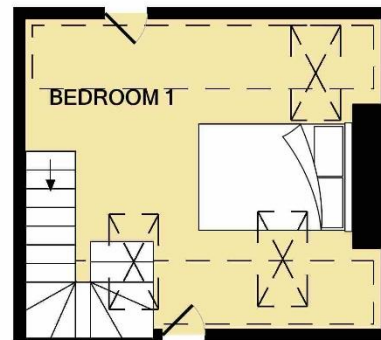
Property Information Tenure: Freehold. Council Tax Band: C.



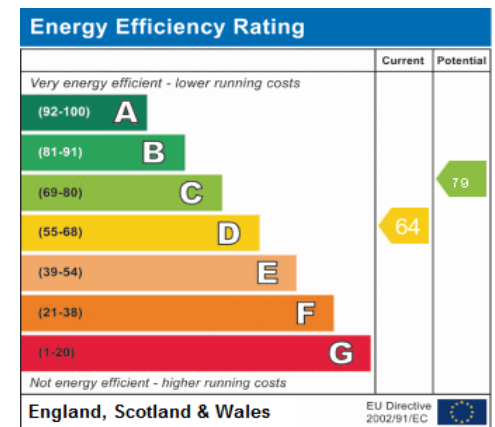
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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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