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16 Viking Grove, Exeter, Devon, EX1 3YH



SOUTHGATE
— ESTATES —

£310,000





16 Viking Grove, Exeter

Built in 2021 by Taylor Wimpey is this delightful semi-detached family home located in the popular area of Monkerton. The property enjoys an enclosed garden to the rear, along with two off-road parking spaces. The internal accommodation briefly consists of a large entrance hallway with access to the kitchen, cloakroom and living room. Upstairs are the three bedrooms and the main bathroom.

The property is ideally situated just a short distance from Pinhoe, offering a number of amenities, including various pubs, schools, a GP surgery, Station Road Playing Fields and Pinhoe Railway Station. Exeter's city centre is also nearby, with many high street shops, eateries and entertainment facilities.



Ground Floor The front door opens to the spacious entrance hallway which provides access to each of the downstairs rooms and also features stairs rising to the first floor, along with two built-in storage cupboards, one housing the electric meter and space if needed. The modern kitchen contains a range of matching wall and base units incorporating fitted worktops, a tiled splashback and a 1.5 bowl stainless steel sink and drainer unit with a mixer tap over. Integrated appliances include an oven with an induction hob and extractor hood with light over, plus space for a tall fridge freezer, washing machine, tumble dryer and a dishwasher. There is also a window to the front aspect allowing ample natural light and a further extractor fan. The living room is situated to the rear of the property and is complemented by French doors opening directly out to the garden. Lastly, the large and convenient downstairs cloakroom includes a close-coupled WC, a pedestal wash basin with a mixer tap over and an extractor fan.



First Floor Stairs rise to the first floor which accommodates the three bedrooms and the family bathroom, as well as a built-in airing cupboard and a hatch to the partially boarded loft space with a ladder. The master bedroom is situated to the front and enjoys two windows to the front aspect, along with a built-in wardrobe. The second bedroom is a further double and also benefits from a built-in cupboard, as well as a window to the rear overlooking the garden. The third bedroom can accommodate a double bed, and includes a window to the rear also overlooking the garden. Finally, the family bathroom comprises a bath with a mixer tap and shower head over, a pedestal wash basin with a mixer tap over, a close-coupled WC and an extractor fan.

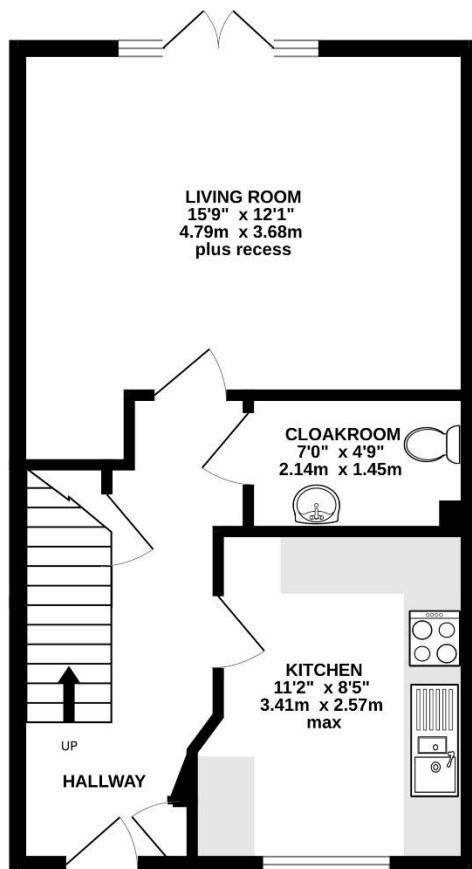
Garden & Parking Doors open out to the rear garden which was landscaped within the last year, along with the front garden, and has the advantage of a patio area providing an ideal space for outdoor seating and entertainment, with a path leading to a further patio at the bottom of the garden. The remainder of the outside space is laid to lawn, with an outdoor tap, a double plug socket, and a light for convenience. A gate allows access to the two allocated parking spaces at the rear.

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

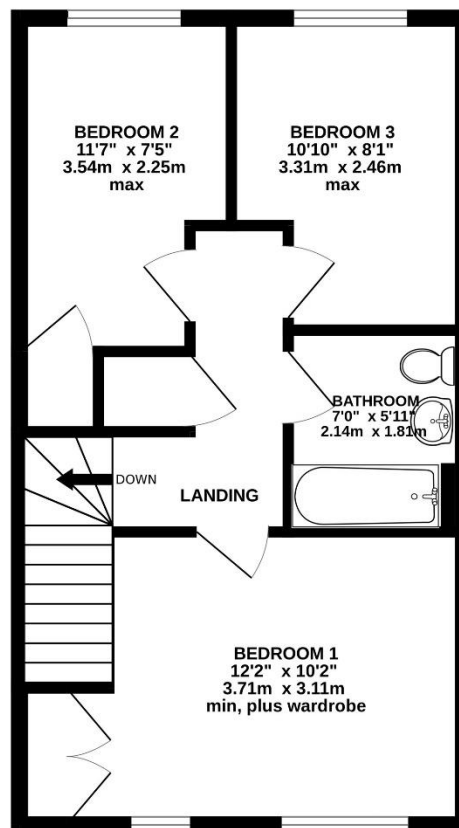
- *3 Bedrooms*
- *Enclosed Garden*
- *Off-Road Parking*
- *Semi-Detached House*
- *Well-Presented*
- *Convenient Location*



GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 878 sq.ft. (81.5 sq.m.) approx.

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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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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ESTATES

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