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12 Duckworth Road, Exeter, Devon, EX2 9BP



SOUTHGATE
ESTATES

£240,000





12 Duckworth Road

A three bedroom terraced house located in the popular area of St Thomas, being sold with no onward chain. The property requires refurbishment throughout and briefly consists of an entrance hallway with access to the living room, a separate dining room and kitchen with a downstairs cloakroom. Upstairs are three bedrooms, two of which are doubles, and the main bathroom. Externally, there is an enclosed garden to the rear.

The property is ideally situated near a range of amenities including the many shops, cafes and eateries along St Thomas' high street, as well as a train station, medical centres, primary and secondary schools and Cowick Barton Playing Fields. Exeter's city centre is also just a short distance away, offering a number of high street shops, restaurants and other entertainment facilities.



Ground Floor The front door opens to the entrance hallway which provides access to each of the main rooms, along with a staircase leading to the first floor incorporating space for storage below. The spacious living room enjoys a bay window to the front aspect allowing a good-degree of natural light. The dining room is adjacent to the living room and is a further well-proportioned reception room featuring built-in cupboards and a window to the rear aspect. The kitchen contains a single base unit with a stainless steel sink and drainer unit, plus an archway through to a further kitchen/utility space with a door and windows to the rear leading to the garden, and a sliding door to the downstairs cloakroom.



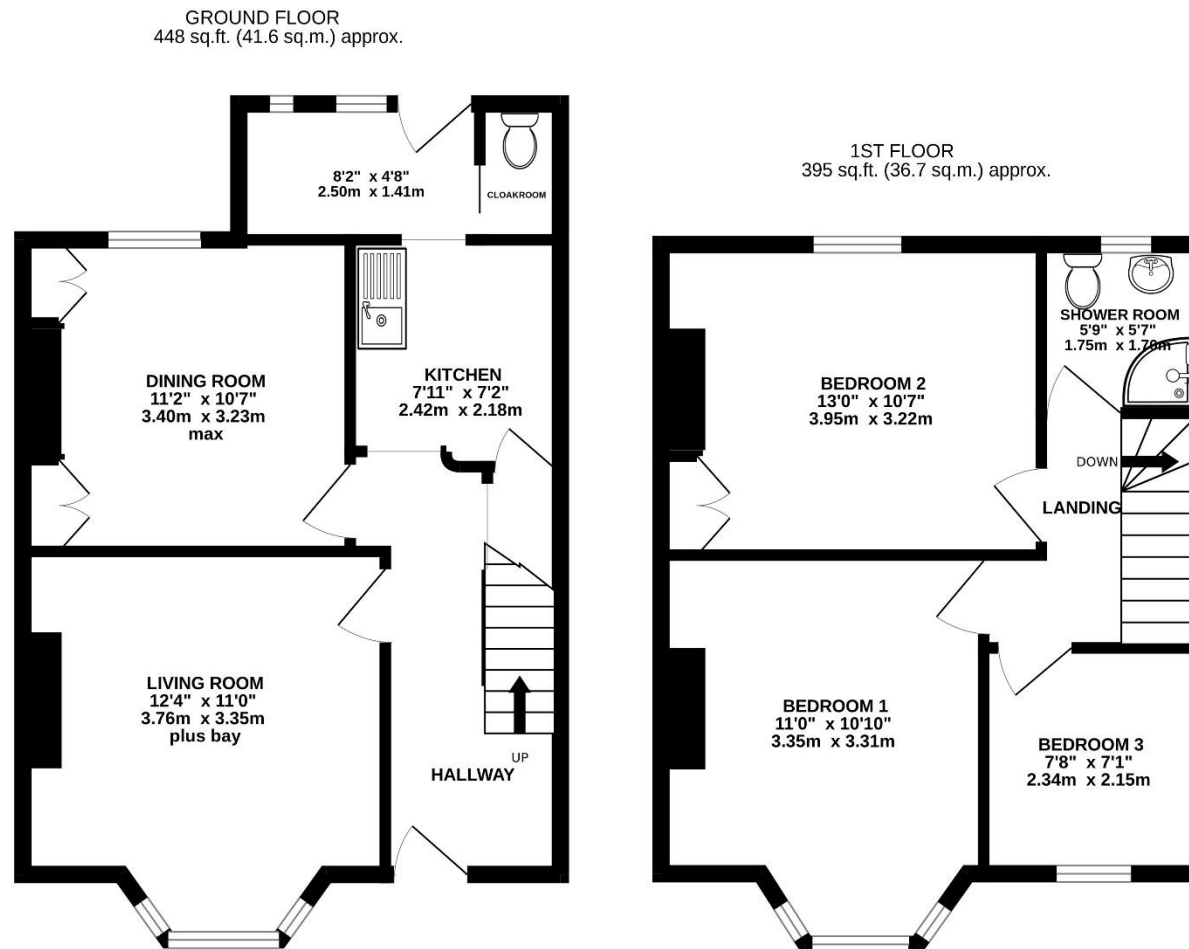
First Floor Stairs rise to the first floor landing which includes doors to the three bedrooms and the main shower room. The master bedroom is a good-sized double bedroom complemented by a decorative cast-iron fireplace and a bay window to the front aspect. The second bedroom is another well-proportioned double, with an attractive cast-iron fireplace, a built-in cupboard and a window to the rear aspect overlooking the garden. Bedroom three is a single room with a window to the front aspect. Finally, the shower room comprises a close-coupled WC, a pedestal wash basin, a shower cubicle with a Triton shower, and a frosted window to the rear aspect.

Garden The property has the advantage of an enclosed garden to the rear which has the potential to be a pleasant space for outdoor seating and entertainment.

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

- *3 Bedrooms*
- *Mid Terraced House*
- *No Onward Chain*
- *Enclosed Garden*
- *Ideal Investment or First Home*
- *Popular Location*





TOTAL FLOOR AREA : 843 sq.ft. (78.3 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		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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SOUTHGATE

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