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29 Mansfield Road, Exeter, Devon, EX4 6NF



SOUTHGATE
ESTATES

£280,000





29 Mansfield Road

A well-presented two bedroom terraced house located in the popular area of Mount Pleasant. The property is being sold with no onward chain and benefits from an enclosed garden to the rear. The internal accommodation briefly consists of an entrance vestibule and hallway, a spacious open-plan kitchen diner, a living room and a utility room with downstairs cloakroom to the rear. Upstairs are the two double bedrooms and the main bathroom.

The property is well placed to benefit from many nearby amenities, including GP surgeries, convenience stores, coffee shops and pubs, and a number of parks and green spaces. Exeter's city centre is also just a short distance away, with many high street shops including John Lewis. In addition, there are good public transport services, with St James Park Railway Station approximately 0.2 miles away, and various bus routes in and out of the city.



Ground Floor The front door opens to the entrance vestibule and hallway which includes a built-in cupboard, access to the kitchen diner and stairs rising to the first floor. The impressive open-plan kitchen diner features a range of matching wall and base units with fitted worktops, a tiled splashback, and an island unit incorporating the sink and drainer unit with a mixer tap over. Appliances include an eye-level oven with a separate induction hob, a dishwasher and a fridge freezer. There is also an archway leading into the pleasant living room which is complemented by a bay window to the front aspect and a cast-iron fireplace. French doors open from the kitchen diner to the useful utility space which includes a worktop with space below for a washing machine and tumble dryer. There is also access to the garden with windows to the rear. Lastly, the convenient downstairs cloakroom incorporates a pedestal wash basin with a mixer tap over, a hidden cistern WC and a frosted window to the rear aspect.



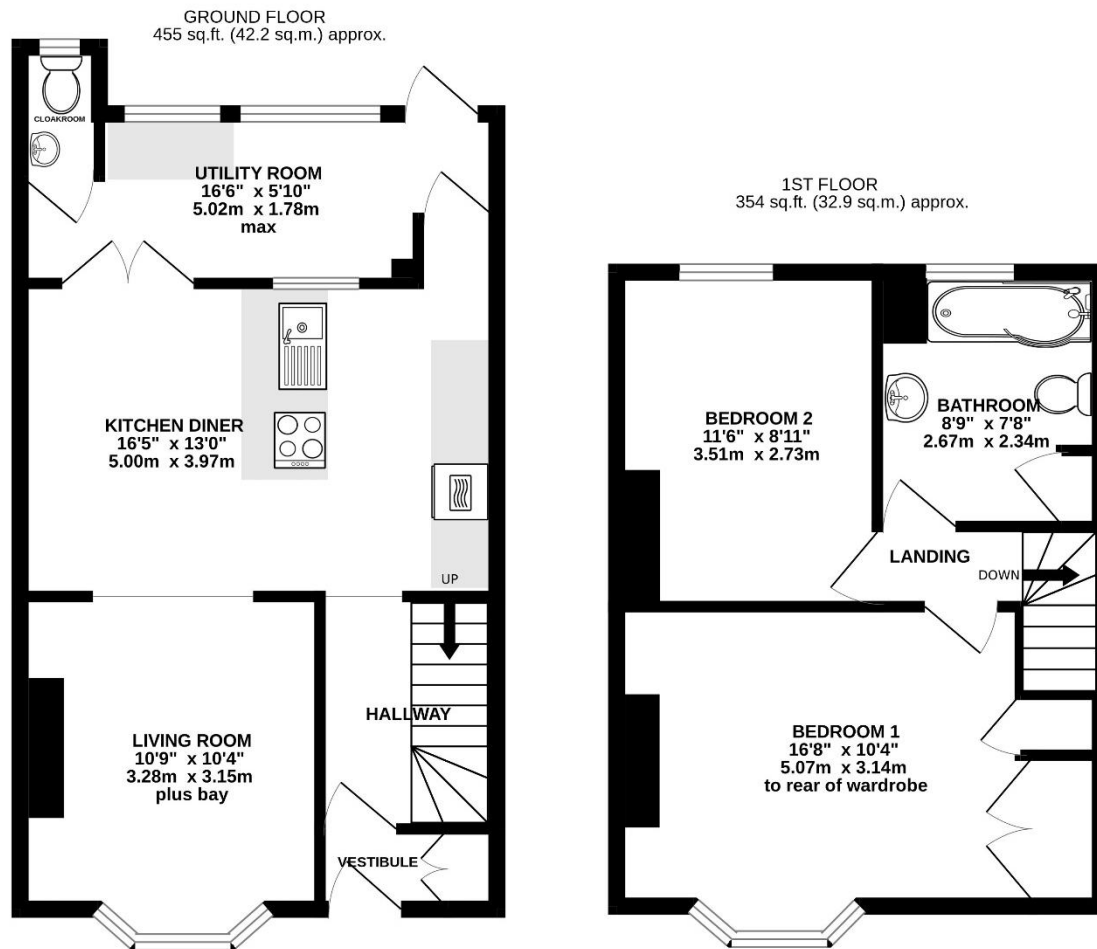
First Floor Stairs rise to the first floor landing which accommodates the two double bedrooms and the bathroom. The master bedroom is a good-sized double with the advantage of a built-in wardrobe and separate cupboard providing ample storage space. There is also a bay window to the front aspect. Bedroom two is a further double enjoying a window to the rear aspect overlooking the garden. Finally the modern bathroom comprises a wash basin with a mixer tap over, a P shaped bath with a mixer tap, a rainfall shower head and additional shower head over, plus a close-coupled WC, a built-in cupboard and a frosted window to the rear aspect.

Garden A door opens out to the enclosed rear garden which benefits from a patio area leading out from the utility room. The main section of the garden is laid to artificial lawn, creating an enjoyable, low-maintenance space for relaxing and entertainment. A path leads to the rear where there is a gate providing separate access.

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

- *2 Double Bedrooms*
- *Terraced House*
- *Enclosed Garden*
- *No Onward Chain*
- *Well-Presented*
- *Popular Location*





TOTAL FLOOR AREA : 809 sq.ft. (75.1 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		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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SOUTHGATE

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