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17 Elizabeth Avenue, Exeter, Devon, EX4 7EH



SOUTHGATE
— ESTATES —

Offers over
£350,000





17 Elizabeth Avenue

A beautifully-presented four bedroom family home that has been completely refurbished by the current vendors, located in the popular area of Stoke Hill. The property offers off-road parking to the front, a landscaped garden to the rear, and a number of workshops with power. The internal accommodation briefly consists of an entrance hall, a high specification open-plan kitchen diner, a generous living room and a conservatory. Upstairs are the four bedrooms, three of which are double, along with the family bathroom.

The property is ideally situated close to a number of amenities, including primary and secondary schools, Mincinglake Valley Park, healthcare centres, various pubs and shops, plus St James Park Train Station. Exeter's city centre is also just a short distance from the property, with a wide range of high street shops, cafes and eateries.



Ground Floor The front door opens to the entrance hall which provides access into the kitchen, along with stairs rising to the first floor with a large built-in storage cupboard below. Windows face the front and side aspects. The impressive kitchen diner has been finished to a high standard and offers a range of modern wall and base units with soft close doors, white granite worktops, a matching upstand and a 1.5 bowl stainless steel sink with a mixer tap over and drainer grooves to the side. High-specification appliances include an eye-level oven unit with four separate fan ovens for individual cooking settings, a separate 5 ring induction hob with an extractor hood over, a fridge freezer and a dishwasher. The kitchen flows seamlessly into the dining area, with Karndean flooring extending between both spaces. The dining area provides ample space for a table and chairs, with access out to the rear garden. A window faces the side aspect. A bi-fold door opens to the living room which is also complemented by Karndean flooring, a large window to the front aspect, and a chimney breast with wiring for a fireplace. Lastly, the ground floor also features a garden room which benefits from windows to the side and rear aspects, with French doors opening directly outside.



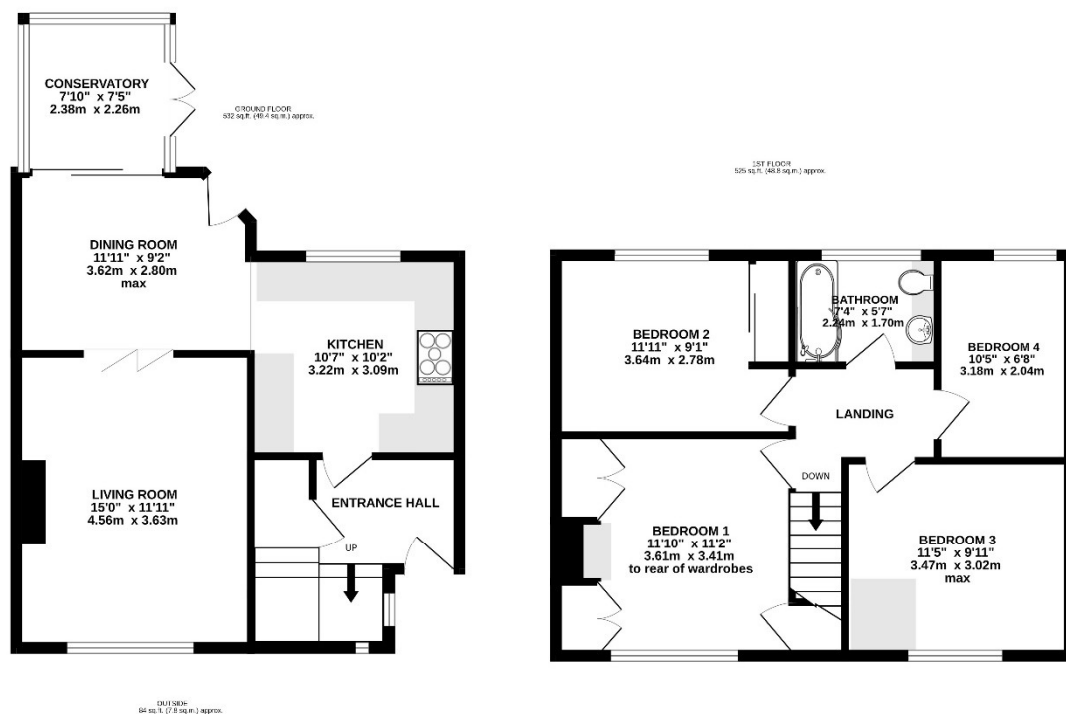
First Floor Stairs rise to the first floor landing which provides access to each of the bedrooms and the bathroom, along with a large hatch to the loft space. The master bedroom is well-proportioned with a window to the front aspect offering far-reaching views. There is also a concealed cupboard over the stairwell, as well as a further two built-in wardrobes and a chest of drawers. The second bedroom also incorporates a built-in wardrobe, along with a window to the rear with a pleasant outlook over the garden. Bedroom three is currently used as an office space, but is a further double room with a window to the front aspect. The contemporary bathroom comprises a p-shaped bath with a mixer tap, a rainfall shower head, and an additional handheld shower head over, along with a hidden cistern WC and a wash basin with a mixer tap over and a vanity unit below, with a solid oak countertop to the side. Additionally, there is a radiator with a mirror front, a shaver socket, an extractor fan and a heated towel rail. A frosted window faces the rear aspect. Finally the fourth bedroom is a large single with a window facing the rear aspect over the garden.

Garden, Store & Parking Doors open out to the beautifully landscaped rear garden which offers a patio area leading out from the kitchen diner providing an ideal space for al-fresco dining. Steps lead up to the main section of garden which is partially laid to lawn featuring a number of mature shrubs to the border. A further raised patio is situated to the side, offering a perfect spot to sit and admire the garden. Additionally, there is a gate allowing side access, plus doors to the utility/workshop which is serviced by power and lighting, with space for various appliances and a door to an outside cloakroom. A further store room is situated behind, with a window to the rear. To the front of the property is a driveway allowing valuable off-road parking for up to two vehicles.

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

- *4 Bedrooms*
- *Off-Road Parking*
- *Recently Renovated*
- *Terraced House*
- *Garden & Workshop*
- *Convenient Location*





TOTAL FLOOR AREA : 1141 sq.ft. (106.0 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		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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SOUTHGATE
ESTATES

50-51 South Street, EX1 1EE

01392 207444

info@southgateestates.co.uk

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