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20 Well Oak Park, Exeter, Devon, EX2 5BB



SOUTHGATE
ESTATES

£525,000





20 Well Oak Park

A detached four bedroom family home located in the popular Well Oak Park development, just on the fringe of St Leonards. The property has the advantage of ample off-road parking and a garage to the front, as well as a pleasant enclosed garden to the rear. The internal accommodation briefly consists of an entrance hallway leading to the kitchen, downstairs cloakroom, and lounge where there is an archway to the dining room. Upstairs are the four bedrooms with an en suite to the master, in addition to the main bathroom.

The property is ideally placed for access to a number of amenities nearby, including the Royal Devon & Exeter Hospital, primary and secondary schools, and the shops, pubs and cafes along both Heavitree's high street and the delightful Magdalen Road. In addition, Exeter's city centre is just a short distance from the property, along with good access to the M5 motorway, the Met Office and Pynes Hill Business Park.



Ground Floor The front door opens to the welcoming entrance hallway which offers access into the kitchen, the lounge and the convenient downstairs cloakroom, along with stairs rising to the first floor incorporating built-in storage below. The lounge enjoys a feature fireplace which is a focal point of the room, along with an archway through to the dining room, providing an open-plan feel and a good-sized reception space. French doors open directly to the garden, along with a window to the rear with a pleasant leafy outlook. A door leads to the kitchen which contains a range of matching wall and base units with fitted worktops, a tiled splashback and a 1.5 bowl sink and drainer unit with a mixer tap over. Appliances include a double eye-level oven with a separate electric hob and extractor hood over, and spaces are available for a tall fridge freezer, a washing machine, a tumble dryer and a dishwasher. The Vaillant boiler is located here, along with a window to the front aspect and a door to the garden.



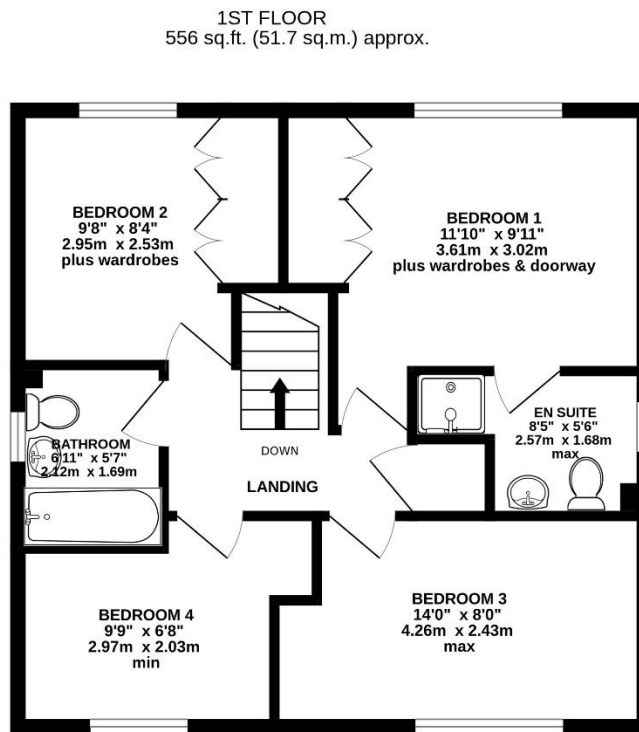
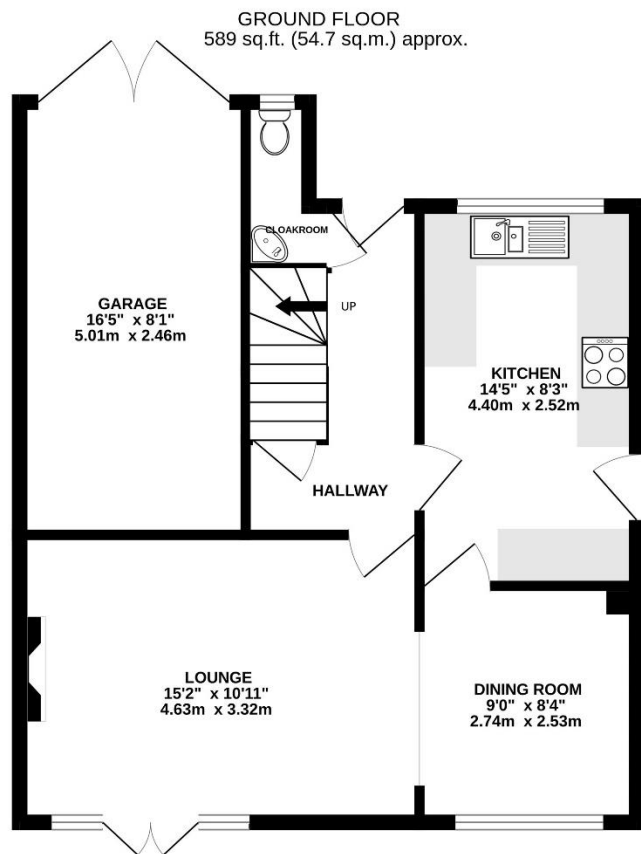
First Floor Stairs rise to the first floor landing which provides access to each of the bedrooms and the bathroom, and also includes a built-in cupboard housing the hot water tank. The master bedroom is a sizeable double benefitting from a wall of built-in wardrobes and a window to the front aspect allowing ample natural light. A door leads to the en suite which incorporates a shower cubicle, a pedestal wash basin, a close-coupled WC and a frosted window to the side aspect. Bedroom two is a further double bedroom with the advantage of a wall of built-in wardrobes and a window to the front aspect. Across the landing are the remaining two bedrooms, both of which are complemented by windows to the rear aspect with views across the garden. Lastly, the main bathroom comprises a bath with a shower over, a pedestal wash basin, a close-coupled WC and a frosted window to the side aspect.

Garden, Garage & Parking Doors open out to the secluded and enclosed rear garden which enjoys a patio area leading out from the lounge diner, offering a pleasant space for seating and outdoor dining. The remainder of the garden is mostly laid to lawn and features a fig tree, along with a selection of attractive shrubs to the borders. To the end of the garden is a further wooded area with a variety of mature trees providing a haven for local wildlife. A gate allows access to the side, and a large driveway is situated to the front of the property facilitating ample off-road parking. Double doors open to the garage which is serviced by power and lighting.

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

- *4 Bedrooms*
- *Detached House*
- *Driveway & Garage*
- *Convenient Location*
- *Enclosed Garden*
- *Family Home*





TOTAL FLOOR AREA : 1145 sq.ft. (106.4 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		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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