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7 Tarbet Avenue, Exeter, Devon, EX1 2UE



SOUTHGATE
ESTATES

£385,000





7 Tarbet Avenue

A three bedroom bay fronted semi-detached property situated in the highly popular area of Heavitree within close proximity of local schools, shops, Polsloe Bridge Railway Station and good transport links to the city centre via bus routes. Heavitree is also only a short drive from the cathedral city of Exeter which benefits from a wide variety of shops and restaurants as well as a library, museum and the university.

The internal accommodation briefly consists of an entrance porch and hallway, a spacious living room, dining room, kitchen, utility room and cloakroom on the ground floor. Upstairs are three bedrooms (two of which are doubles), and the bathroom. Externally, the property boasts front and rear gardens with the possibility to add parking subject to the necessary permissions. Available with no onward chain, this sizeable property is not to be missed and we highly recommend further internal viewing.

Entrance Porch & Hallway Porch doors open into the entrance hallway where access is provided to the living room, dining room and kitchen, and there is also a radiator and stairs rising to the first floor incorporating two storage cupboards below.

Living Room 14' 6" x 11' 5" (4.42m x 3.49m) plus bay A spacious room boasting a box bay window to the front aspect, picture rails, an electric fire, and a radiator.

Dining Room 13' 3" x 11' 1" (4.04m x 3.38m) plus doorway A further good-sized reception room benefitting from ample space for a dining table and chairs, along with a gas fire, a radiator, and a window to the rear aspect.

Kitchen 9' 10" x 9' 2" (3.0m x 2.8m) The Magnet kitchen contains a range of matching wall and base units with fitted worktops, an upstand, and a 1.5 bowl stainless steel sink and drainer unit with a mixer tap over. Integrated appliances include a range cooker with a 5-ring gas hob and extractor hood, and space is provided for a fridge freezer and a washing machine. There is also an obscured window to the side aspect, a window to the rear, tiled flooring, and a door to the utility room.

Utility Room 7' 1" x 5' 10" (2.15m x 1.79m) A useful space including a fitted worktop and shelving, a built-in cupboard housing the Baxi combination boiler, tiled flooring, and a window to the side aspect. Doors open to the cloakroom and garden.



Cloakroom Consisting of a pedestal wash basin with a mixer tap over and a tiled splashback, a close-coupled WC, tiled flooring, a radiator, and an obscured window to the rear aspect.

Stairs & Landing Stairs rise to the first floor landing which provides doors to the three bedrooms and bathroom, a hatch to the loft, a built-in storage cupboard, and a stained glass window to the side aspect.

Bedroom 1 11' 11" x 11' 5" (3.63m x 3.48m) plus bay A generous master bedroom with the advantage of a box bay window to the front aspect, and a radiator.

Bedroom 2 13' 4" x 11' 1" (4.06m x 3.38m) A further sizeable double bedroom complemented by a window to the rear aspect with a pleasant outlook over the garden, a radiator, and a built-in storage cupboard.

Bathroom 9' 2" x 5' 7" narrowing to 4' 8" (2.79m x 1.69m) Comprising a close-coupled WC, a pedestal wash basin, and a bath with a shower head over. There is also a shaver socket, a radiator, part-tiled walls, and an obscured window to the rear aspect.

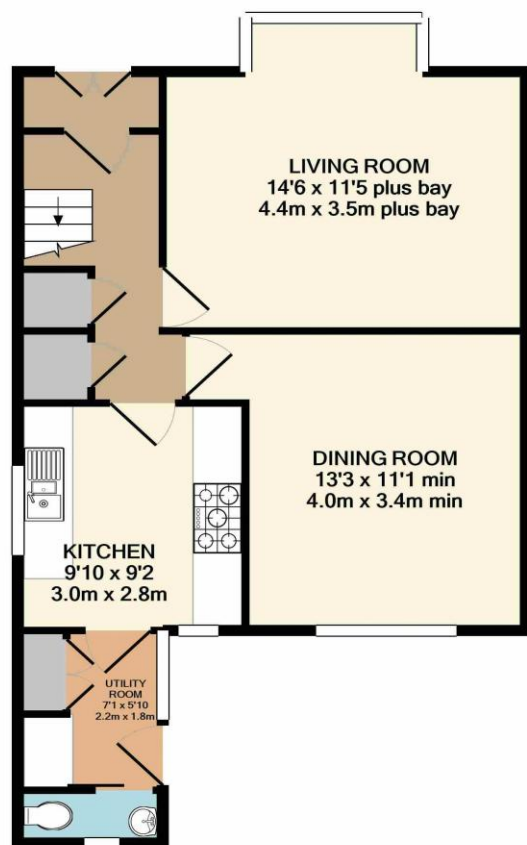
Bedroom 3 10' 6" narrowing to 8' 1" x 8' 5" (3.19m x 2.56m) A single bedroom featuring a window to the front aspect, and a radiator.

Garden A door opens out to the enclosed rear garden where a patio area provides an ideal space for seating and entertainment. The remainder of the garden is mainly laid to lawn accommodating a variety of mature trees and shrubs. There is also a hardstanding, a gate to the side, a garden shed, and a tap.

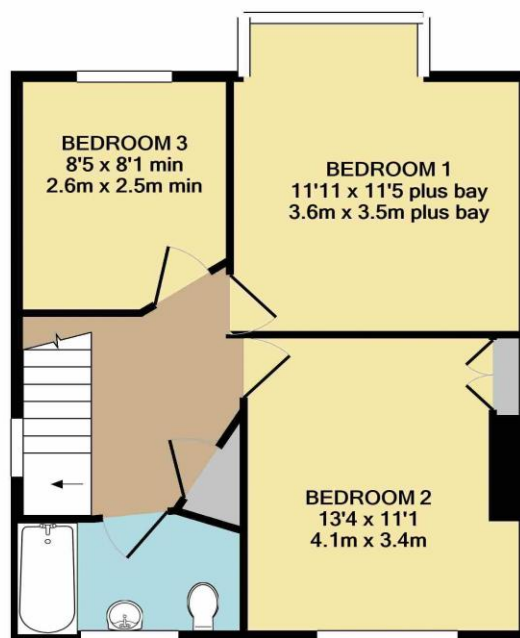
Property Information Tenure: Freehold. Council tax band: C.

- *3 Bedrooms*
- *Spacious Accommodation*
- *Enclosed Rear Garden*
- *Potential for Parking (Subject to Permissions)*
- *No Onward Chain*
- *Excellent Location*





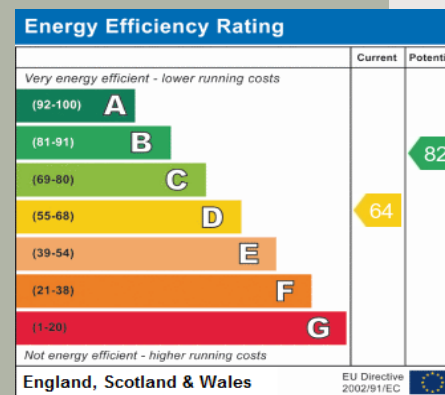
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



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