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15 Somerset Avenue, Exeter, Devon, EX4 1LX



SOUTHGATE
— ESTATES —

£400,000





15 Somerset Avenue

A spacious link-detached bungalow located in the popular area of St Thomas. The property is well-presented, and enjoys far-reaching views from the gardens, as well as ample off-road parking, a garage and workshop. The internal accommodation briefly comprises a large entrance hallway, a living room, kitchen, garden room, and three bedrooms (one is currently used as an extra sitting room). There is also a modern shower room and a separate cloakroom.

The excellent location benefits from a range of nearby amenities including primary and secondary schools, GP surgeries, Sylvan Heights Play Area and a variety of shops and cafes along St Thomas' high street. St Thomas also includes a train station and bus routes in and out of the city.

Accommodation The front door opens into the welcoming entrance hallway which provides access into each of the main downstairs rooms, as well as to the loft space and to two useful built-in storage cupboards. The living room is situated to the front of the property and enjoys a dual aspect, with window to both the front and side aspects allowing ample natural light to the space. Additionally, there is a feature fireplace.

The stylish kitchen contains a range of matching wall and base units with Quartz worktops, a matching upstand and a 1.5 bowl stainless steel sink with a mixer tap over and drainer grooves to the side. Integrated appliances include a double eye-level oven with a separate induction hob, a dishwasher, fridge, freezer and a washing machine. There are also windows to both the side and rear aspects. A door opens into the sizeable garden room which is complemented by windows to three aspects overlooking the garden, with lovely far-reaching views to the side. French doors open directly out to the garden and two fitted cupboards provide ample storage space.





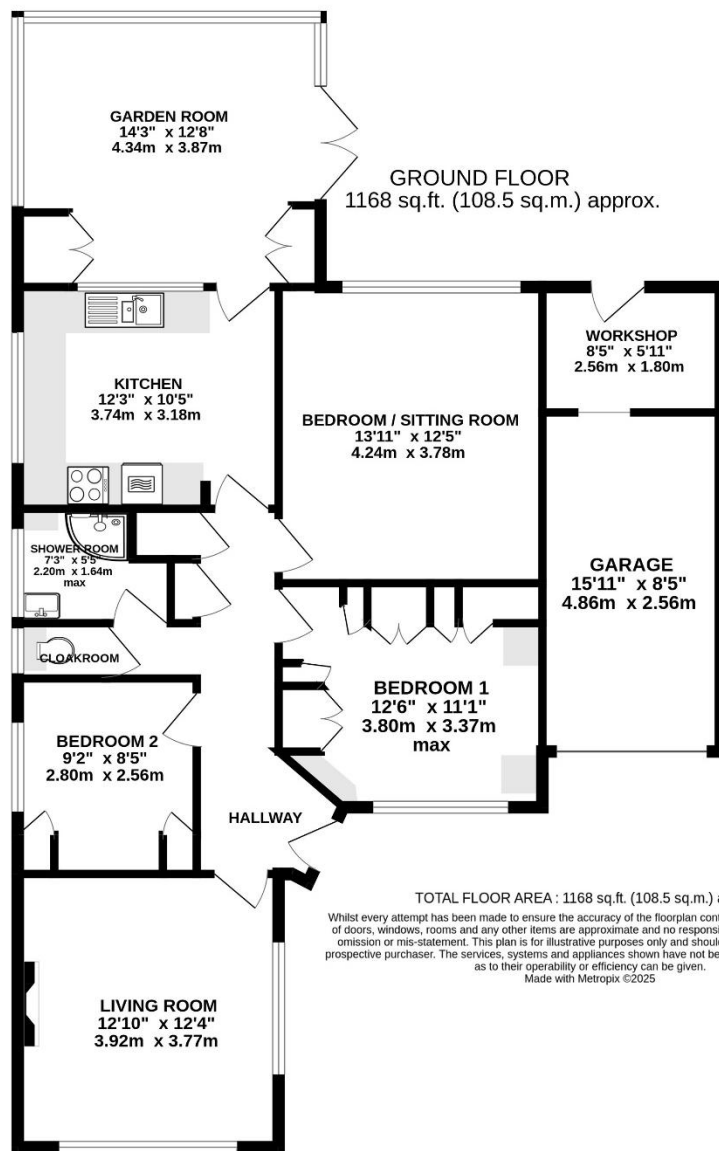
The property offers three double bedrooms, one of which is currently being used as a further reception room. The remaining two both benefit from fitted cupboards. Lastly, the shower room comprises a wash basin with a mixer tap over and vanity drawers below, a shower cubicle with a rainfall shower head over and additional shower head, plus a frosted window to the side aspect. There is also a separate cloakroom which incorporates a hidden cistern WC and a frosted window to the side aspect.

Gardens, Garage, Workshop & Parking Doors open out to the impressive enclosed rear garden which has the advantage of far-reaching views to the side, providing a pleasant space for outdoor seating and dining. The garden is mainly terraced with an attractive lawned section to the side incorporating various mature plants and shrubs to the border. An archway leads to the end section which is partially terraced with gravelled areas, and offers a greenhouse and storage sheds. A door leads from the garden to the workshop which is serviced by power and lighting, with an archway into the garage. The garage includes a light with an up-and-over door to the driveway which allows off-road parking for multiple vehicles.

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

- *3 Bedrooms*
- *Link-Detached Bungalow*
- *Garage & Workshop*
- *Off-Road Parking*
- *Far-Reaching Views*
- *Sizeable Garden*





Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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SOUTHGATE

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