



2



1



1

12 Whitaker Close, Exeter, Devon, EX1 3WR



SOUTHGATE
ESTATES

£250,000 – £260,000

Guide Price





12 Whitaker Close

Guide Price £250,000 - £260,000. A two bedroom terraced house located in the popular area of Pinhoe. The property has the advantage of an allocated parking space, as well as a pleasant enclosed garden to the rear. The internal accommodation briefly consists of an entrance hallway, a kitchen, open-plan lounge diner and a downstairs cloakroom. Upstairs are the two bedrooms and the main family bathroom.

The property is situated within a popular new development on the outskirts of Pinhoe, just a short distance from a wide range of amenities, including a primary school, a convenience store, Pinhoe train station, various pubs and a GP surgery. Exeter's city centre is also nearby, providing many high street shops, restaurants and entertainment facilities.

Ground Floor The front door opens to the entrance hallway which provides access into the kitchen, lounge diner and the downstairs cloakroom, along with a large built-in storage cupboard for coats and shoes. The modern kitchen contains a range of matching wall and base units with fitted worktops incorporating a stainless steel sink and drainer unit with a mixer tap over. Appliances include an oven with a gas hob and extractor hood over and space is available for a tall fridge freezer and a washing machine. A window faces the front aspect. A door opens into the open-plan lounge diner which is complemented by French doors opening directly out to the rear garden. In addition, stairs rise to the first floor, and ample space is provided for a dining table and chairs.

First Floor The first floor accommodates the two bedrooms and the bathroom, with a hatch to the loft from the landing. The master bedroom is a good-sized double room enjoying two windows to the front aspect allowing ample natural light to the space. The second bedroom is a further double bedroom benefitting from a window to the rear aspect overlooking the garden. There is also a built-in cupboard. Lastly, the bathroom comprises a close-coupled WC, a pedestal wash basin with a mixer tap over and a bath with a shower over.



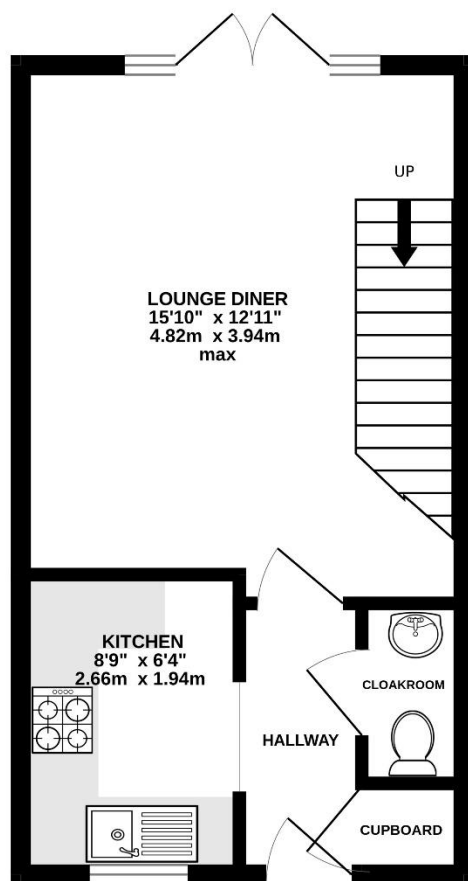
Garden & Parking Doors open out to the delightful enclosed rear garden which has the advantage of a patio area leading out from the lounge diner, offering an ideal space for outdoor seating and al-fresco dining. The remainder of the garden is mostly laid to lawn, with a garden shed to the rear and a gate allowing side access. To the front of the property is an allocated space, allowing valuable off-road parking for one vehicle.

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

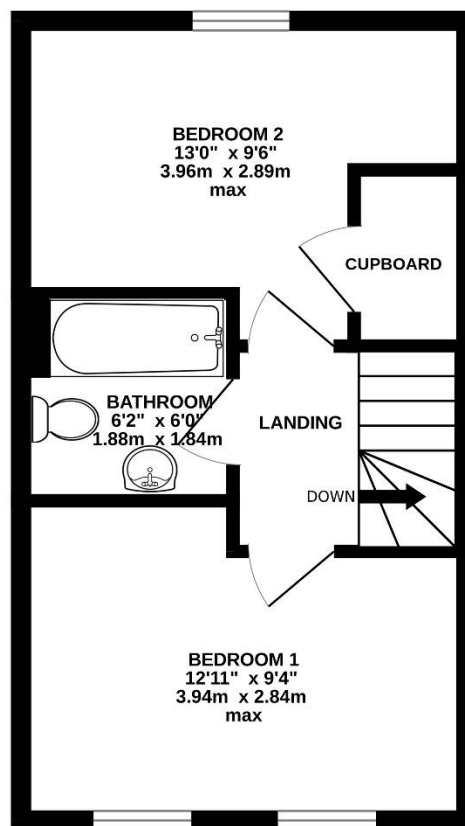
- *2 Bedrooms*
- *Terraced House*
- *Off-Road Parking*
- *Enclosed Rear Garden*
- *Convenient Location*



GROUND FLOOR
305 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR
302 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 606 sq.ft. (56.3 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.
Made with Metropix ©2025

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



www.tpos.co.uk



SOUTHGATE

ESTATES

50-51 South Street, EX1 1EE

01392 207444

info@southgateestates.co.uk

Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/landlord does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.