




SOUTHGATE
ESTATES

£275,000



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5 Redhills Close, Exeter, Devon, EX4 1SD





5 Redhills Close

A spacious three bedroom terraced house located in the popular area of Exwick. The property enjoys far-reaching views to the rear, as well as a sizeable enclosed garden. The internal accommodation briefly comprises an entrance hallway with access to both the lounge diner and the spacious kitchen breakfast room. Upstairs are the three double bedrooms and the bathroom.

The property is ideally situated close to a variety of nearby amenities, including a GP surgery, schools and nurseries, and the many shops and cafes along Cowick Street. In addition, Barley Valley Nature Reserve provides a number of walking routes, and the property is also just a 0.8 mile walk from St Thomas Train Station.



Ground Floor The front door opens to the entrance hallway which provides access into the lounge diner and the kitchen breakfast room, along with stairs rising to the first floor landing. The impressive kitchen breakfast room contains a range of matching wall and base units with fitted worktops, a matching upstand, and a 1.5 bowl stainless steel sink and drainer unit with a mixer tap over. Space is available for a range cooker, an American-style fridge freezer, a washing machine and a tumble dryer. There is also a window and door to the rear, leading out to the garden, as well as a door into the lounge diner. The lounge diner is a pleasant reception room, complemented by a window to the front aspect and French doors to the rear opening directly out to the garden. Additionally, there is a feature fireplace, and ample space for a dining table.



First Floor The first floor accommodates the three bedrooms and the bathroom, along with a hatch to the loft, and a built-in cupboard housing the Baxi boiler. The master bedroom is an attractive double bedroom featuring a window to the front aspect and a built-in cupboard over the stairs. Bedroom two is a further double bedroom and has the advantage of a window to the rear aspect with lovely far-reaching views across the city and beyond. The bathroom comprises a corner bath with a mixer tap and shower over, a contemporary pedestal wash basin with a mixer tap over, and a close-coupled WC. There is also a frosted window to the rear aspect and an extractor fan. Lastly, bedroom three is another double bedroom benefitting from a window to the front aspect.

Gardens Doors open out to the rear garden which enjoys an area of decking leading out from the lounge diner which is ideally positioned to enjoy the far-reaching views. Steps lead down to the remainder of the garden which is mostly laid to lawn, incorporating a variety of mature plants and shrubs to the border.

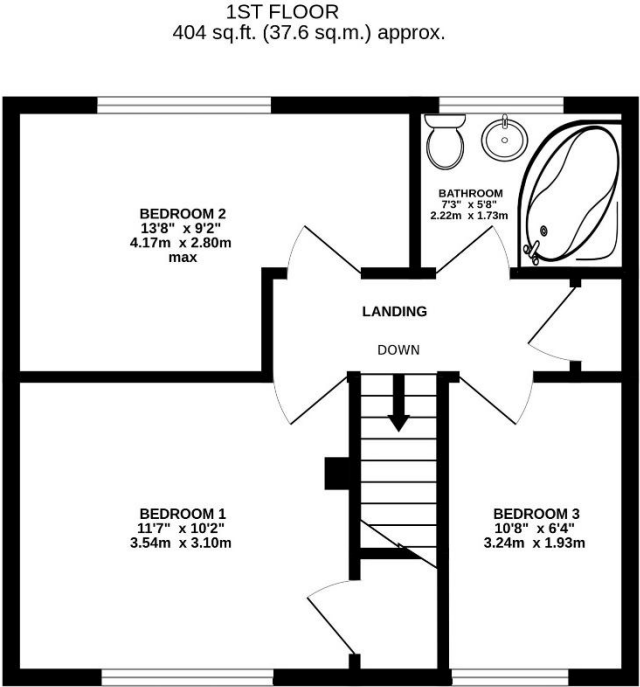
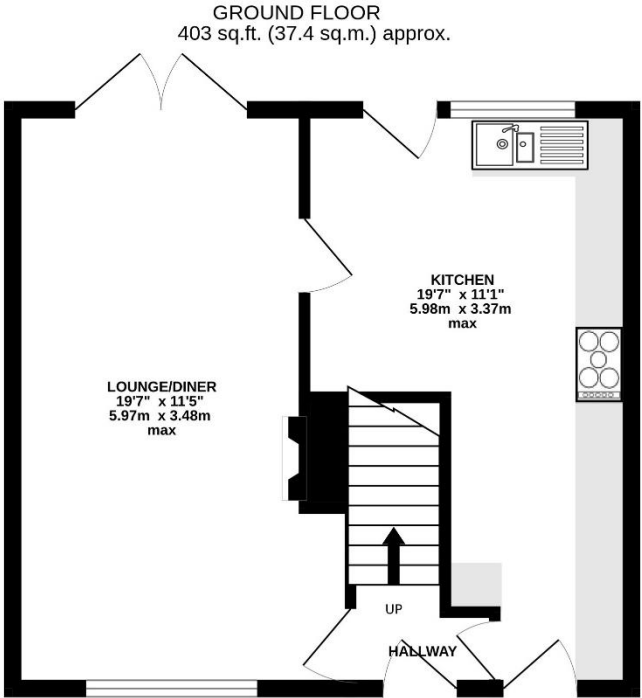
Property Information Tenure: Freehold. Council tax band: C. EPC: D.

- *3 Bedrooms*
- *Far-Reaching Views*
- *Enclosed Garden*
- *Mid Terraced House*
- *Spacious Accommodation*
- *Popular Location*



Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



TOTAL FLOOR AREA : 807 sq.ft. (74.9 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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50-51 South Street, EX1 1EE

01392 207444

info@southgateestates.co.uk