



SOUTHGATE

ESTATES

9 Sivell Place, Exeter,
Devon, EX2 5ET

£390,000





Four Bedrooms, End of Terrace House, Front & Rear Gardens, Tucked Away Position, Excellent Location, Spacious Accommodation



A spacious four bedroom house located in a tucked away position within the highly desirable area of Heavitree. The property boasts enclosed gardens to the front and rear, and the internal accommodation consists of an entrance porch and hallway, a living room, dining room/family room and a kitchen breakfast room on the ground floor. Upstairs across two floors are the four bedrooms (one of which benefits from an en suite), and the main bathroom. The property is available for a residents parking permit under the N zone, with the potential for further paid parking in a secure car park close by.



The excellent location is within close proximity to a number of shops and cafes along Heavitree's high street, along with GP surgeries, Heavitree Pleasure Ground and two highly-regarded schools. In addition, Magdalen Road shops are just a short distance away, as well as Exeter's city centre, offering a range of other entertainment facilities.

Ground Floor The front door opens to the spacious entrance porch and hallway which features decorative tiled flooring, stairs rising to the first floor, and doors opening to the living room and dining room.

The living room situated to the front of the property enjoys a window overlooking the garden, along with an attractive fireplace surround with built-in storage to the alcoves. The dining room is well-proportioned and offers a multi-functional space for seating and dining. There is a window to the rear aspect and a built-in storage cupboard.

A door opens into the kitchen breakfast room which contains a range of modern wall and base units with fitted worktops, a matching upstand and a large stainless steel sink with a flexible hose mixer tap over. Integrated appliances include an oven with an induction hob and extractor hood over, plus space for a fridge freezer, a dishwasher and a washing machine. In addition, the combination boiler is located here, along with a skylight and windows to the side aspect which allow a good degree of natural light, and a door to the rear garden.





First Floor Stairs rise to the first floor landing which provides access to two of the bedrooms and the family bathroom, as well as a further set of stairs leading to the second floor. The generous master bedroom is complemented by two windows to the front aspect with a pleasant outlook to the garden, along with a built-in wardrobe and a cupboard over the stairwell, offering ample storage space. The second bedroom is a further double benefitting from a window to the rear aspect and a door into the en suite which comprises a close-coupled WC, a shower cubicle with a rainfall head and additional shower head, plus a wash basin with a mixer tap over and a vanity unit below. Finally, the main bathroom enjoys a feature tiled wall, and incorporates a close-coupled WC, a bath with a stylish brass mixer tap and shower head over, plus a wash basin with a brass mixer tap over and fitted shelving below.

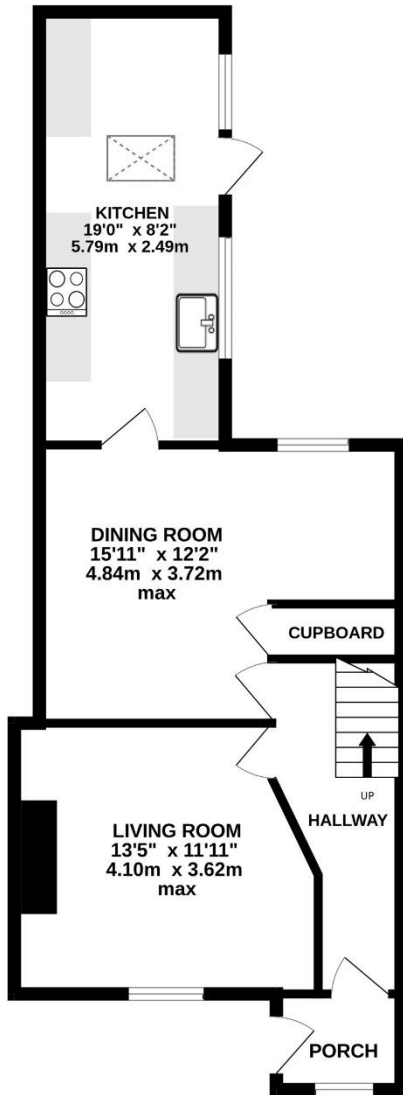
Second Floor The second floor landing features a skylight and accommodates the remaining two bedrooms. The third double bedroom has the advantage of built-in storage to the alcoves and a window to the front aspect. The fourth bedroom is also a double and includes a window to the front aspect.

Gardens The property benefits from gardens to both the front and rear, with an ample enclosed lawned garden to the front, with space for seating and a pathway to the front door. The rear courtyard garden is also fully enclosed and offers a pleasant space for outdoor dining.

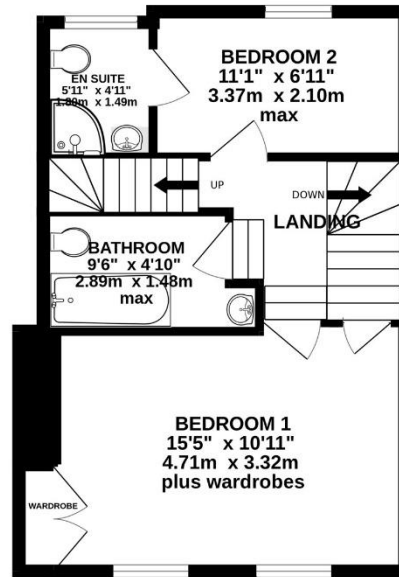
Property Information Tenure: Freehold. Council tax band: D.



GROUND FLOOR

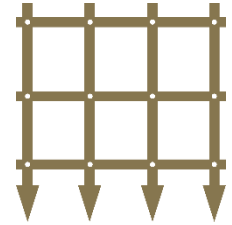
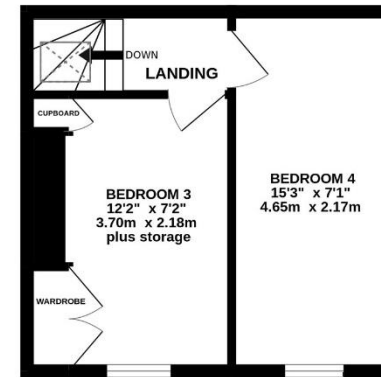


1ST FLOOR



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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2ND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Southgate Estates
 50-51 South Street, EX1 1EE
 01392 207444
 info@southgateestates.co.uk
 southgateestates.co.uk