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14 Mansfield Road, Exeter, Devon, EX4 6NF



SOUTHGATE
— ESTATES —

£285,000





14 Mansfield Road

A beautifully presented two bedroom home situated in a popular location close to Exeter's city centre. The property enjoys an enclosed South-Easterly facing garden to the rear, and the internal accommodation briefly consists of an entrance hallway, a bay-fronted living room, a separate dining room, kitchen and garden room on the ground floor. Upstairs are the two double bedrooms and the bathroom.

The property is well placed to benefit from many nearby amenities, including GP surgeries, convenience stores, coffee shops and pubs, and a number of parks and green spaces. Exeter's city centre is also just a short distance away, with many high street shops including John Lewis. In addition, there are good public transport services, with St James Park Railway Station approximately 0.2 miles away, and various bus routes in and out of the city.



Ground Floor The front door opens to the entrance vestibule and hallway which provides access to both the living room and dining room. Additionally, there is parquet flooring, a built-in cupboard and a staircase rising to the first floor. The living room is an attractive reception room complemented by a bay window to the front aspect and a partially exposed brick chimney breast. The parquet flooring extends from the hallway to the separate dining room which enjoys a window to the rear aspect overlooking the garden and a door leading into the kitchen. The kitchen contains a range of matching wall and base units with fitted worktops, a tiled splashback and a stainless steel sink and drainer unit with a mixer tap over. Integrated appliances include an eye-level oven with a separate gas hob and extractor hood, plus space for a fridge freezer. A door opens into the multi-functional garden room which benefits from a large window to the rear allowing ample natural light, along with a door leading directly outside.



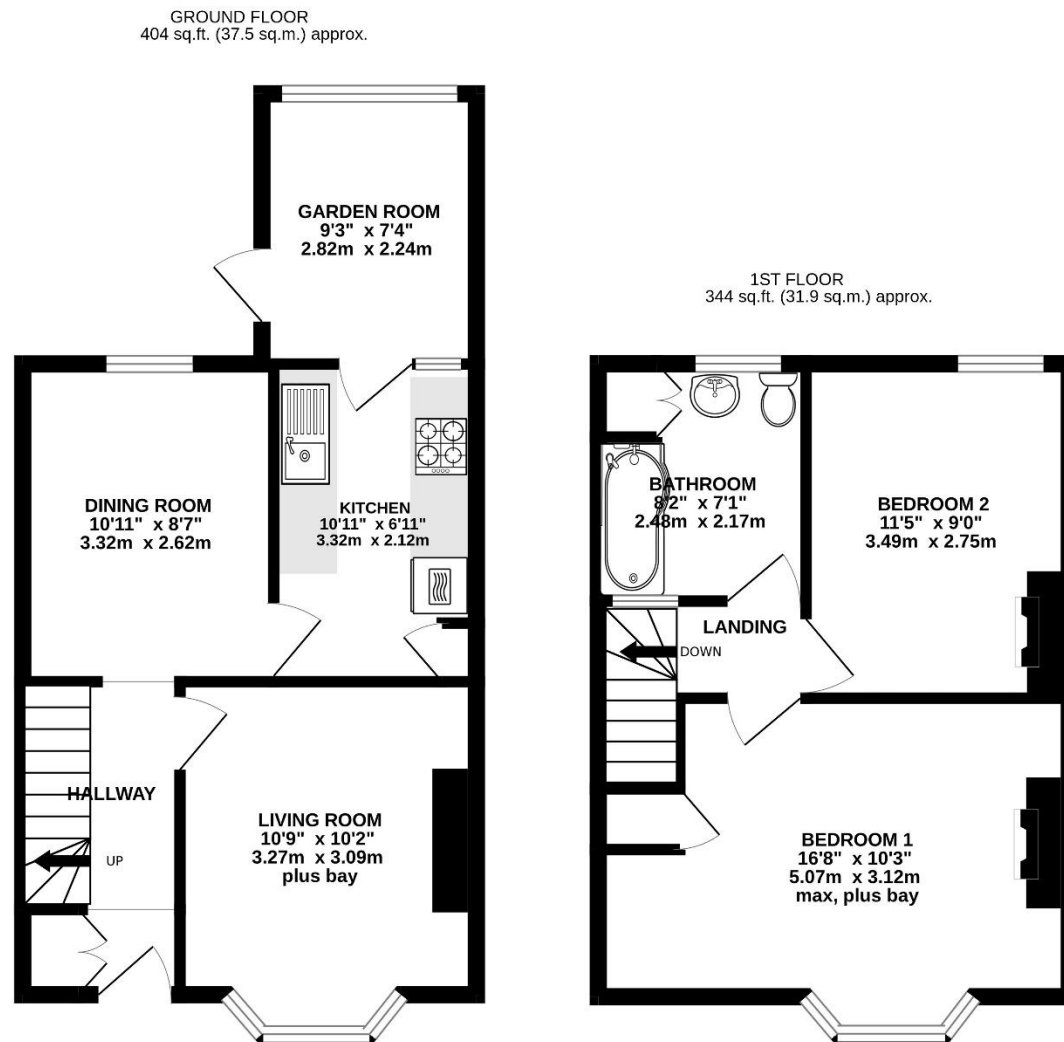
First Floor Stairs rise to the first floor landing which accommodates the two bedrooms and the bathroom. The master bedroom has the advantage of a bay window to the front aspect, a built-in storage cupboard over the stairwell, and a feature cast-iron fireplace. Bedroom two is also a double bedroom and offers a window to the rear aspect, along with a further decorative cast-iron fireplace. Lastly, the family bathroom is well-proportioned and comprises a P-shaped bath with a mixer tap and shower over, a pedestal wash basin and a close-coupled WC. There is also a built-in cupboard and a frosted window to the rear aspect.

Garden A door opens out to the delightful walled rear garden which enjoys a South-Easterly aspect. The garden is mainly laid to lawn and features a patio area providing an ideal space for outdoor seating and dining, with well-stocked flowerbed borders and a gate to the rear allowing pedestrian access.

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

- *2 Double Bedrooms*
- *Terraced House*
- *Beautifully Presented*
- *Enclosed Garden*
- *Period Features*
- *Popular Location*





TOTAL FLOOR AREA : 748 sq.ft. (69.5 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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Energy Performance Rating:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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