

## 31 Southport Avenue, St Thomas, Exeter, EX4 1RA



Benefiting from elevated views over the city. A rarely available two bedroom semi detached property situated in a popular no through road location. The accommodation benefits from an entrance hall, lounge, openplan kitchen/dining room, two bedrooms, bathroom, enclosed rear garden, garage and a shared driveway. Viewing is highly recommended.

**Offers in the Region of £285,000    Freehold    DCX02842**



# 31 Southport Avenue, St Thomas, Exeter, EX4 1RA

The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.



## THE ACCOMMODATION COMPRISES:

### Entrance Hall

Accessed via a solid front door, side aspect uPVC double glazed window, door to the lounge, stairs to the first floor landing, radiator.

### Lounge 14' 2" x 11' 11" (4.310m x 3.621m)

Frost aspect uPVC double glazed box bay window, feature fireplace with tiled hearth, real oak flooring, radiator. Door through to the kitchen dining room.



### Kitchen/Diner 12' 2" x 9' 1" (3.697m x 2.761m)

Rear aspect uPVC double glazed window with a view over the rear garden. Fitted range of eye and base level units, stainless sink and a half with a mixer tap, rolled edge work surface, part tiled walls, plumbing for a washing machine, plumbing for a dishwasher, further appliance space, storage cupboard, seating area, real oak flooring, wall mounted boiler and part glazed door leads to the garden. Radiator.



### First Floor Landing

Side aspect uPVC double glazed window, doors to bedroom one, bedroom two, bathroom.



### Bedroom One 15' 0" x 11' 10" (4.560m x 3.604m)

Twin front aspect uPVC double glazed window, radiator.



### Bedroom Two 8' 8" x 8' 8" (2.653m x 2.631m)

Rear aspect uPVC double glazed window with a view over the rear garden. Radiator.



### Family Bathroom

Rear aspect frosted uPVC double glazed window, three piece suite, panel enclosed bathroom with a mixer tap and hand held shower above, low level WC, wash hand basin, part tiled walls and a radiator.



### Garden

Private enclosed rear garden with a raise seating area, steps down to the large lawn with shrub borders. Access to the single garage with a metal up and over door. Shared driveway.



### Front garden

The front garden is mainly lawned with pedestrian access to the front door.

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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Cookleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

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# Energy performance certificate (EPC)

31, Southport Avenue EXETER EX4 1RA	Energy rating <b>C</b>	Valid until:	10 April 2032
		Certificate number:	0360-2589-7040-2792-4345

Property type	Semi-detached house
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Total floor area	60 square metres
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## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)