



  
SOUTHGATE  
ESTATES

£175,000



1



1



1

*19 Celia Crescent, Exeter, Devon, EX4 9DU*







*No onward Chain, Parking, Front Garden, 1-Bedroom,  
Double Glazing, Gas Central Heating*

Southgate Estates are pleased to present this well-maintained one-bedroom home, complete with private off-road parking.

Ideally situated, the property benefits from excellent bus links and is within easy reach of local amenities, including well-regarded primary and secondary schools, shops, a park, swimming pool, children's centre, and nearby supermarkets. Attractive countryside walks are close by, while the city centre is just a short drive away.

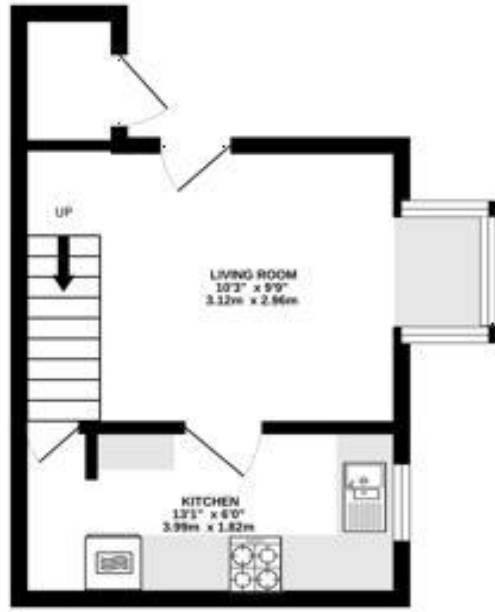
Internally, the accommodation comprises a bright living room and a fitted kitchen with useful understairs storage. To the first floor is a generously sized double bedroom featuring two built-in cupboards, along with a well-appointed bathroom.

Externally, the property enjoys a private front garden, a courtyard-style seating area, and a spacious outdoor storage cupboard. Further benefits include double glazing and gas central heating.

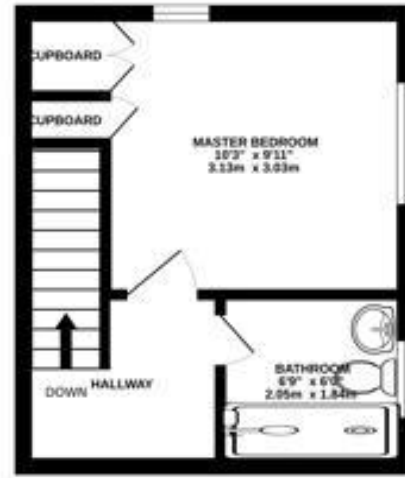
This property would make an ideal first-time purchase or investment opportunity. Early viewing is highly recommended.



GROUND FLOOR  
230 sq. ft. (21.9 sq. m.) approx.



1ST FLOOR  
207 sq. ft. (19.2 sq. m.) approx.



TOTAL FLOOR AREA: 442 sq. ft. (41.1 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 errors, omissions or false statements. 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 Interplan ©2020

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



www.tpos.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.

**SOUTHGATE**  
 ESTATES  
 50-51 South Street, EX1 1EE  
 01392 207444  
 info@southgateestates.co.uk