



SOUTHGATE  
ESTATES

£495,000



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*1 Turlake Mews, Three Horse Shoes, Cowley, Exeter, EX5 5ER*





## *1 Turlake Mews, Three Horse Shoes*

A characterful family home situated in a tucked away location in the popular area of Cowley. The property enjoys extensive well-maintained gardens to the rear, as well as two garages in an adjacent car park offering parking and storage. The internal accommodation briefly consists of an entrance hallway with access to the four bedrooms and family bathroom. Stairs rise to the first floor where the open-plan living accommodation is situated, with a kitchen area, a living room with an archway opening into the dining room, and access to a balcony/terrace.

The property is ideally situated to benefit from a number of amenities on the doorstep, including the popular pub and restaurant The Stables, as well as Bernaville Nurseries and the surrounding picturesque countryside. There are also various schools nearby, as well as GP surgeries and train stations, along with Exeter's city centre, just over 2.5 miles away, with many more shops, eateries and entertainment facilities.



*Ground Floor* The front door opens to the welcoming entrance hallway which provides stairs rising to the first floor with built-in storage below, as well as doors leading to each of the bedrooms and the main bathroom. The master bedroom is a well-proportioned double room featuring ample built-in storage and windows to both the front and side aspects. A door opens to the en suite which incorporates a close-coupled WC, a pedestal wash basin with a mixer tap over, and a large shower cubicle. There is also an extractor fan and a frosted window to the rear aspect. The second bedroom is a further double room, also benefitting from a built-in wardrobe and a window to the front aspect. Bedroom three is currently being used as a study, but would make a good-sized double room with French doors opening directly out to the rear garden, plus a wall of fitted shelving. Bedroom four is a single room offering a window to the front aspect. Lastly, the main family bathroom features underfloor heating, and comprises a bath with a shower over, a wall-mounted wash basin with a mixer tap over, a bidet and a hidden cistern WC. Additionally, there is an extractor fan, and a built-in cupboard housing the boiler and the washing machine. A frosted window faces the rear aspect.



*First Floor* Stairs rise to the open-plan living space where there is an attractive living room with windows to the front and rear aspects and exposed beams. The kitchen area contains a range of matching wall and base units with granite worktops, a tiled splashback and a 1.5 bowl sink with a mixer tap over and drainer grooves to the side. Appliances include an oven, an integrated dishwasher and a fridge. An archway opens into the dining room which is a well-proportioned reception room featuring a log-burner set in an exposed brick surround, as well as a window to the side aspect with a lovely outlook. French doors open out to an enclosed terrace with a spectacular view across the extensive gardens, providing a perfect space for outdoor seating and dining

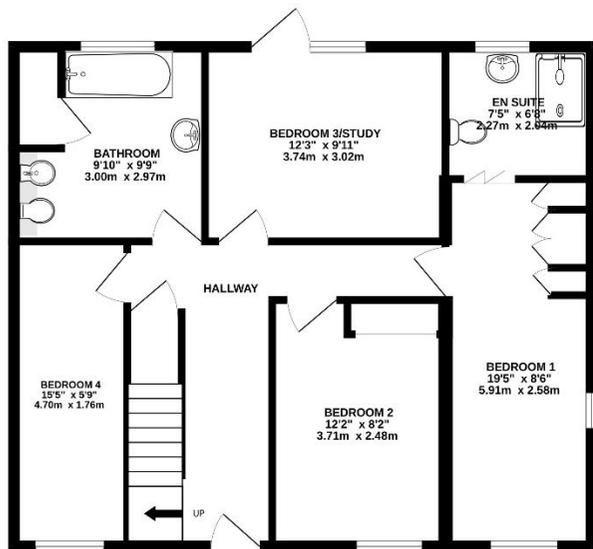
*Gardens and Garages* Doors open out to the impressive garden which enjoys a sizeable lawn extending to the rear with a variety of attractive fruit trees, plants and shrubs. A workshop/summerhouse is situated at the end of the garden, encompassed by further apple trees, and space for seating. A gate at the side allows separate access to the gardens. Adjacent to the property is a shared car park where the two garages are located. Both include up-and-over doors to the front and are serviced by power and lighting, and feature overhead loft storage.

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

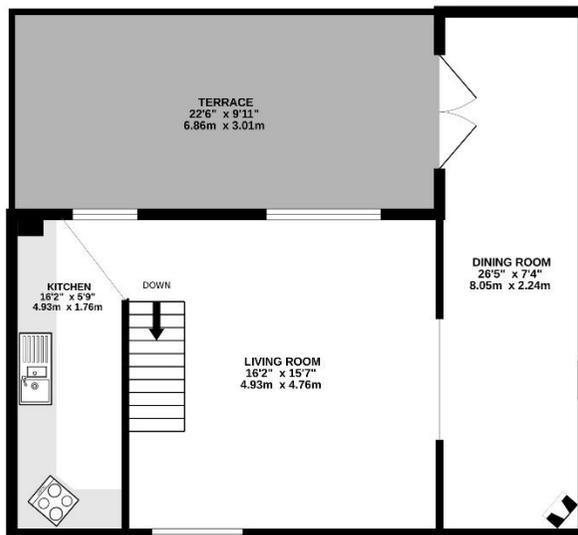
- *4 Bedrooms*
- *Characterful Property*
- *Extensive Gardens*
- *Two Garages with Loft Storage*
- *End of Terrace*
- *Tucked Away Location*



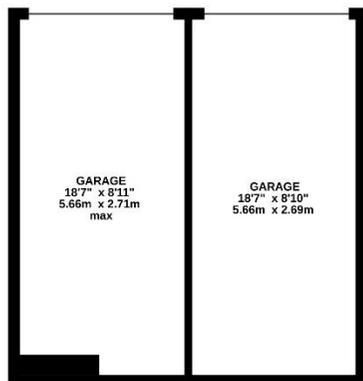
GROUND FLOOR  
744 sq.ft. (69.1 sq.m.) approx.



1ST FLOOR  
544 sq.ft. (50.5 sq.m.) approx.



GARAGE  
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 1612 sq.ft. (149.8 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		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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SOUTHGATE

ESTATES

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