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31 Castle Mount, Exeter, Devon, EX4 4JW



SOUTHGATE
ESTATES

£300,000

Offers Over





31 Castle Mount, Exeter

A well-presented two bedroom end of terrace house situated within a popular residential area of Exeter, benefitting from off-road parking and an extensive rear garden. The property offers well-proportioned accommodation arranged over two floors and enjoys a pleasant outlook to the garden at the rear. The internal accommodation briefly consists of an entrance hallway with access to the living room and stairs rising to the first floor, the kitchen and garden room on the ground floor, along with two bedrooms and a modern shower room upstairs.

The property is conveniently located within easy reach of a wide range of local amenities, schools and transport links, while also being within comfortable distance of Exeter's city centre which offers a variety of shops, restaurants, leisure facilities and mainline rail connections.

Additionally, Exeter College and the University are within easy reach, with a path adjacent to Castle Mount leading to the University.





Accommodation The front door opens into the entrance hallway which provides access to the living room, along with stairs rising to the first floor. The living room is a comfortable reception space which leads through to the kitchen, along with sliding doors opening into the garden room, creating a pleasant flow through the ground floor living space. The kitchen is fitted with a range of wall and base units with fitted worktops and a tiled splashback, along with a stainless steel sink and drainer with a mixer tap over. Appliances include an oven with an induction hob, and there is space provided for a washing machine and fridge. Windows to the front and side aspects allow for plenty of natural light. The garden room is a bright and versatile addition to the property, featuring windows to three aspects overlooking the garden. French doors open directly outside, making it an ideal space for relaxing or entertaining. Upstairs, the master bedroom is a well-proportioned double room benefitting from built-in wardrobes and windows to the front and side aspects. Bedroom two is currently used as a study, with a window overlooking the rear garden. The accommodation on this floor is completed by a modern shower room, comprising a shower cubicle with a rainfall shower head and an additional shower head over, a WC and a wash basin with a mixer tap over and a vanity unit below. A frosted window faces the rear aspect.

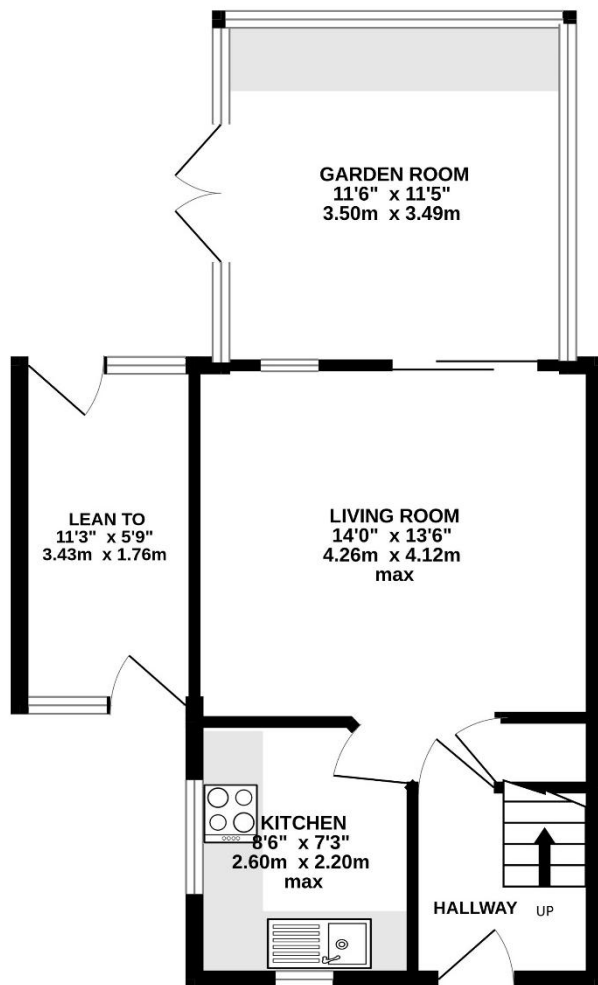
Outside To the rear of the property is an attractive, sizeable garden which provides a wonderful outdoor space with areas for outdoor seating and dining, and a tiered flower bed which is well-stocked with a variety of mature plants and shrubs. There is also a shed at the top of the garden, and a productive apple tree. Additionally, the property benefits from valuable off-road parking in a car park adjacent to the property, as well as a lean to to the side of the property with space for a tumble dryer and fridge freezer.

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

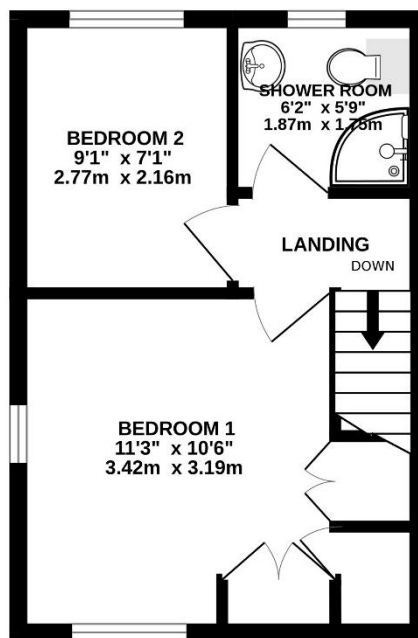
- *Two Bedrooms*
- *Extensive Rear Garden*
- *Off-Road Parking*
- *End of Terrace House*
- *Convenient Location*
- *Well-Presented*



GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.2 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		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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50-51 South Street, EX1 1EE

01392 207444

info@southgatestates.co.uk

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