

SOUTHGATE
ESTATES

£465,000

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21 Dorset Avenue, Exeter, Devon, EX4 1NB







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A spacious detached dormer bungalow, offering well-proportioned accommodation arranged over two floors, with three double bedrooms, two bath/shower rooms and a particularly spacious kitchen diner. The property has been arranged to provide flexible living space, with a ground floor bedroom and shower room alongside two further bedrooms on the first floor, including a principal bedroom with en suite facilities. Outside, there is an enclosed rear garden, a driveway providing off-road parking and a garage incorporating a useful workshop area.

Situated in the popular St Thomas area of Exeter, Dorset Avenue is conveniently placed for a range of everyday amenities, including local shops and cafes along Cowick Street, with further convenience stores nearby. There are several schools within the surrounding area, including Bowhill and Montgomery Primary Schools and West Exe School, while local bus services and St Thomas railway station provide connections into Exeter city centre and further afield. The city centre itself is within easy reach, offering an extensive range of shops, restaurants and leisure facilities.

Ground Floor The entrance hallway provides access to the principal ground floor accommodation, with stairs rising to the first floor landing and useful built-in storage beneath. The living room is a good-sized reception room, featuring a large window to the front aspect and a feature fireplace. Sliding doors open through to the spacious kitchen diner, which provides ample room for both dining and additional seating. The kitchen is fitted with a range of matching wall and base units, complemented by worktops, a matching upstand and a 1.5 bowl sink and drainer with a mixer tap over and a double water filter. Appliances include a double eye-level oven, a separate electric hob with an extractor hood over, a dishwasher and an under-counter freezer, along with a freestanding American-style fridge freezer. Sliding doors open directly onto the rear garden, with additional windows to the rear and side aspects. Also on the ground floor is a well-proportioned double bedroom with a large window to the front aspect and a built-in wardrobe. The shower room comprises a close-coupled WC, a pedestal wash basin with a mixer tap over and a shower cubicle, together with a frosted window to the side aspect.





First Floor The first floor provides two further double bedrooms, including the principal bedroom which benefits from its own en suite shower room. The landing also provides access to ample eaves storage, together with a separate cupboard housing the boiler. The principal bedroom features a window to the rear aspect, a skylight to the side and a built-in wardrobe. The en suite comprises a concealed-cistern WC, a pedestal wash basin with a mixer tap over and a shower cubicle, along with a useful built-in cupboard and a further skylight to the side aspect. The second bedroom is another well-proportioned double room, enjoying far-reaching views from its window to the front aspect. There are also two built-in wardrobes.

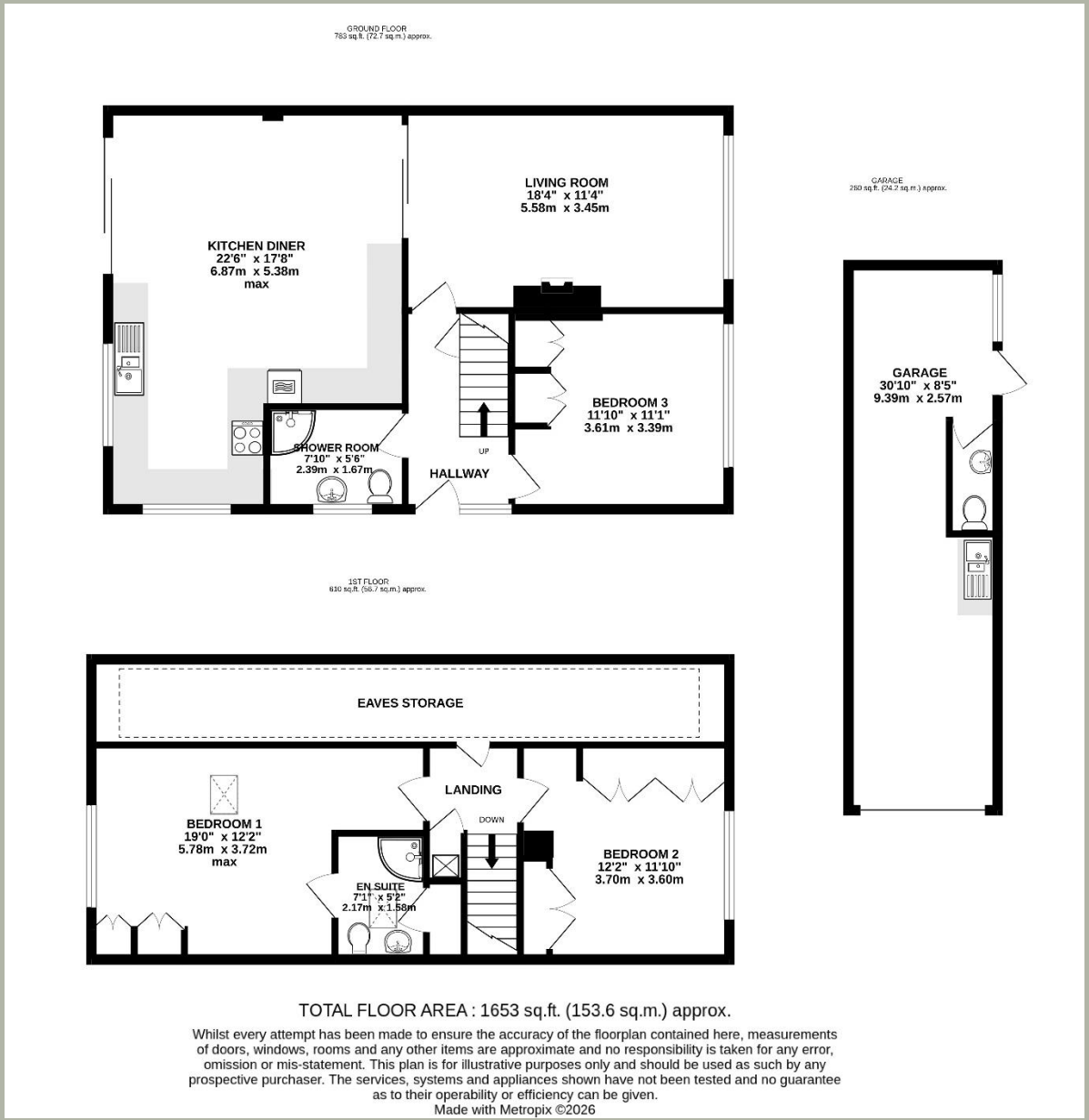
Outside The enclosed rear garden is well-proportioned and arranged with a patio area adjoining the kitchen diner, leading onto a section of lawn and steps rising to a decked area, providing further space for outdoor seating. To the rear is an additional gravelled area with a greenhouse, while a gate provides access around to the front of the property. The garden also provides access to the garage, which incorporates a useful workshop area with a fitted worktop, power and lighting. There is a window to the side aspect and a door leading through to a cloakroom. A further worktop incorporates a 1.5 bowl stainless steel sink and drainer with a mixer tap over, while an up-and-over door opens onto the driveway, providing valuable off-road parking.

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

- *3 Double Bedrooms*
- *Garage & Driveway*
- *Enclosed Garden*
- *Far-Reaching Views*
- *Detached Dormer Bungalow*
- *Convenient Location*



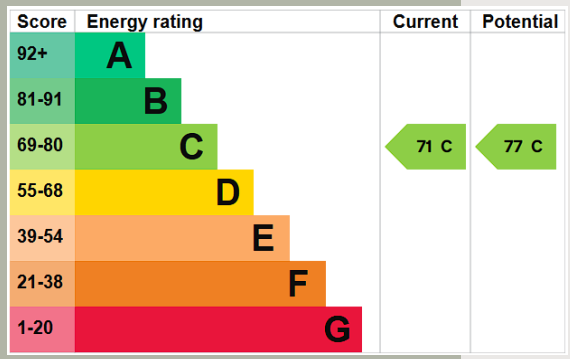




TOTAL FLOOR AREA : 1653 sq.ft. (153.6 sq.m.) approx.

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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