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3 Melrose Avenue, Exeter, Devon, EX1 3FY



SOUTHGATE
ESTATES

£350,000

Guide Price





3 Melrose Avenue, Exeter

A well-presented and spacious four bedroom semi-detached home, situated in the popular residential area of Melrose Avenue, Exeter. The property has been significantly enhanced by a wrap-around ground floor extension, creating a spacious and versatile layout ideally suited to modern family living. Further benefits include two off-road parking spaces and gardens to the rear and side. The internal accommodation briefly comprises an entrance hallway, a living room, a well-proportioned, extended kitchen leading into a garden room, plus a utility room, a study/fourth bedroom and a convenient downstairs cloakroom. Upstairs are three bedrooms, two of which are doubles with an en suite to the principal bedroom, and a separate family bathroom.



The property is ideally positioned within a well-established residential area, offering convenient access to a range of local amenities, schools and transport links, making it particularly appealing for families. Exeter city centre is just a short drive away, providing an excellent selection of high street shops, restaurants and leisure facilities. The property is also within walking distance of the free park and ride bus service to the Royal Devon and Exeter Hospital, making it an excellent choice for healthcare professionals and hospital visitors alike. Additionally, there is good access to both the M5 and A30, making this ideal for commuters.



Accommodation The front door opens into a welcoming entrance hallway which provides access to the living room, the downstairs cloakroom and stairs rising to the first floor. The living room is a well-proportioned reception space, offering ample room for seating and forming a cosy central hub of the home, with a window to the front aspect featuring a window seat for extra seating. The kitchen has been thoughtfully arranged, and is fitted with a selection of wall and base units, with fitted worktops, stylish metro tiles, and a 1.5 bowl stainless steel sink and drainer. Appliances include an integrated oven with an electric hob and extractor hood over, plus space for freestanding appliances. A window faces the rear aspect and a door opens into the garden room. This extended layout creates a wonderful open and sociable space, ideal for family life and entertaining, providing a pleasant light-filled additional reception area with access out to the rear garden, further enhanced by overhead blinds which help to regulate the temperature and maintain comfort throughout the year. A separate utility room offers further practicality, with space for appliances and additional storage, and a door out to the garden at the side. Also forming part of the extension is a versatile study/fourth bedroom, which could be used for a variety of purposes including a home office, guest room or playroom. On the first floor, there are three further bedrooms. The principal bedroom is an attractive double room benefitting from a window to the front aspect, and an en suite shower room. The remaining two bedrooms are both well-proportioned with windows to the rear aspect overlooking the garden. The main bathroom comprises a fitted suite including a bath with shower over, a wash basin and close-coupled WC.

Outside The property benefits from gardens to both the rear and side, providing a good degree of outdoor space for a variety of uses. The main section of garden to the rear is mostly laid to lawn with a patio area leading out from the garden room. There is also a garden shed and a gravelled section providing further space for seating. A gate leads from the garden to two allocated parking spaces, offering convenient and valuable off-road parking.

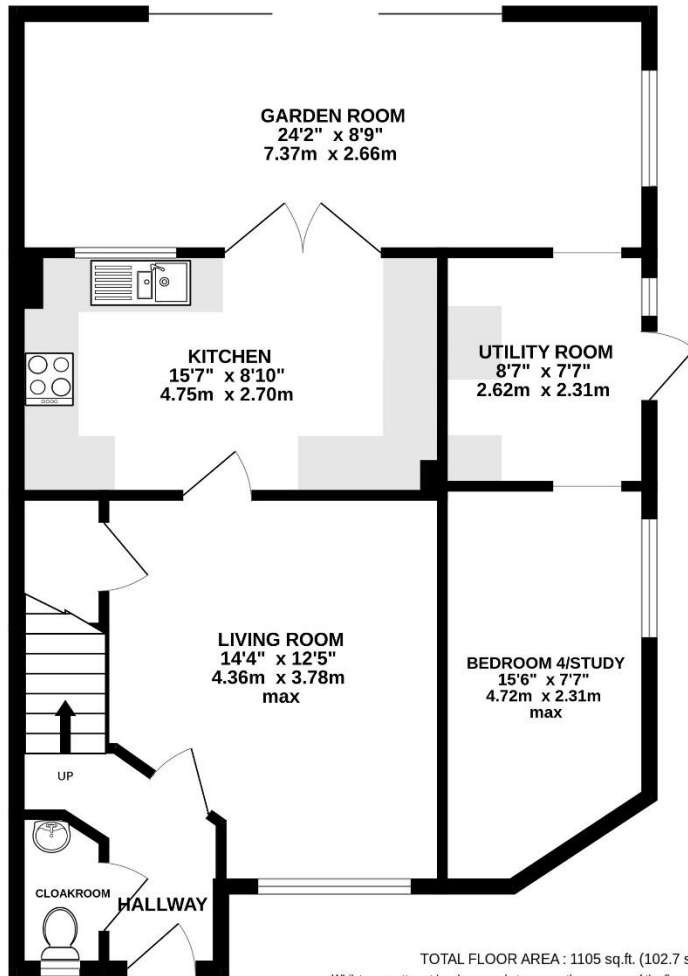
Property Information Tenure: Freehold. Council tax band: C.

Please note: We have been advised by the vendors of this property that a change is due to be made to the skylight windows in the Extension of this property for compliance with planning requirements. The vendors have indicated that these changes will be made prior to the sale of this property.

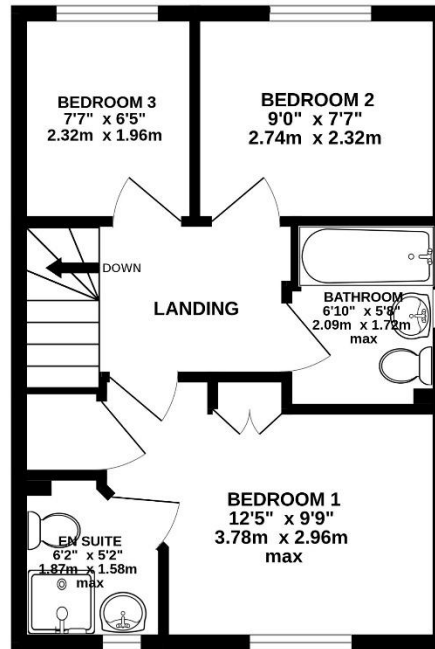
- *4 Bedrooms*
- *Semi-Detached House*
- *Enclosed Garden*
- *Off-Road Parking*
- *Spacious Accommodation*
- *Popular Location*



GROUND FLOOR
751 sq.ft. (69.8 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 1105 sq.ft. (102.7 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		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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SOUTHGATE

ESTATES

50-51 South Street, EX1 1EE

01392 207444

info@southgatestates.co.uk

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