



5



1



3

3 Oak Close, North Street, Heavitree, Exeter, Devon, EX1 2RQ



SOUTHGATE
ESTATES

£350,000

Guide Price





3 Oak Close, North Street

Situated in the highly popular area of Heavitree, this five bedroom property currently has four tenancy agreements in place, and is within close proximity of the local shops, doctors' surgery, supermarkets and the RD&E Hospital. This popular position also benefits from good access to Exeter city centre, the M5 Motorway, the Met Office and Pynes Hill Business Park.

Internally, the accommodation comprises an entrance hallway, a downstairs bedroom, the living room, kitchen and lobby leading to the utility/shower room. On the first floor are a further two bedrooms, one with an en suite, and the main bathroom. Finally, on the second floor, are located the remaining two bedrooms. There is also an enclosed garden to the rear. Recent works include a hardwired fire alarm system, iridescent emergency lighting and fire doors.

Entrance Hallway The front door opens to the entrance hallway which includes a radiator and doors to bedroom 1 and the living room. Stairs rise to the first floor landing.

Bedroom 1 13' 3" x 12' 3" (4.03m x 3.74m) A generous double bedroom which benefits from a uPVC double glazed window to the front aspect and a radiator.

Living Room 13' 3" x 12' 2" (4.04m x 3.71m) With the advantage of built-in storage into an alcove and under the stairs, as well as a radiator, the consumer unit and a uPVC double glazed window to the rear aspect. A door opens to the kitchen.

Kitchen 10' 6" x 6' 2" (3.2m x 1.87m) A modern galley kitchen containing a range of matching wall and base units with roll-edge worktops, a tiled splashback and a stainless steel 1.5 bowl sink and drainer unit with a mixer tap over. Integrated appliances include an oven with a gas hob and extractor hood over, and space is provided for a fridge freezer and a dishwasher. The gas combination boiler is also located here, along with a uPVC double glazed window to the side aspect and a door through to the rear lobby.

Rear Lobby & Utility / Shower Room Doors open to both the garden and the utility / shower room which comprises a close coupled WC, pedestal wash hand basin, part-tiled walls and a shower cubicle. The room is also equipped with a radiator, a fitted worktop with space for a washing machine below, an extractor fan and an obscure uPVC double glazed window to the side aspect.





Stairs to First Floor Stairs rise to the first floor where there is a radiator, a uPVC double glazed window to the rear aspect, and a further set of stairs to the second floor.

Bedroom 2 & En Suite 14' 3" x 9' 6" (4.34m x 2.89m) min plus en suite A good-sized double bedroom incorporating a radiator and a uPVC double glazed window to the front aspect. A door opens to the en suite which is fitted with a close-coupled WC, a pedestal wash hand basin, part-tiled walls and a shower cubicle.

Bedroom 3 12' 2" x 6' 11" (3.71m x 2.10m) A single bedroom including a radiator and a uPVC double glazed window to the front aspect.

Bathroom 10' 11" x 6' 0" (3.32m x 1.82m) max Comprising a close-coupled WC, a pedestal wash hand basin with a tiled splashback, a radiator, extractor fan, spotlighting and a bath with shower over and a tiled surround. An obscured uPVC double glazed window faces the rear aspect.

Stairs to Second Floor Stairs rise to the second floor, where there is a uPVC double glazed window to the rear aspect, and access to the remaining two bedrooms.

Bedroom 4 12' 4" x 11' 3" (3.77m x 3.42m) max A double bedroom which includes a radiator and a uPVC double glazed window to the rear aspect.

Bedroom 5 16' 6" x 12' 8" (5.04m x 3.87m) max A spacious double bedroom with a radiator and a uPVC double glazed window to the front aspect.

Garden To the rear of the property is an enclosed, low-maintenance garden.

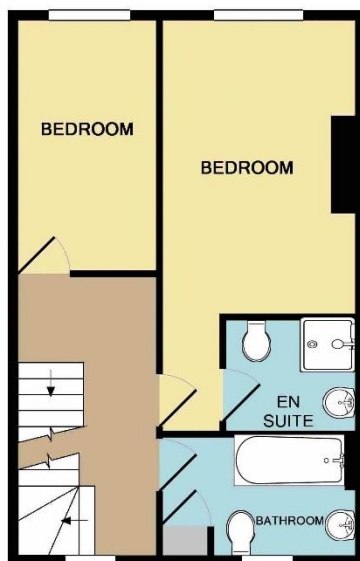
Property Information Tenure: Freehold. Council tax band: C.

- *5 Bedrooms*
- *Tenancy Agreements in Place*
- *Terraced House*
- *Convenient Location*
- *Enclosed Rear Garden*
- *3 Bathrooms/Shower Rooms*

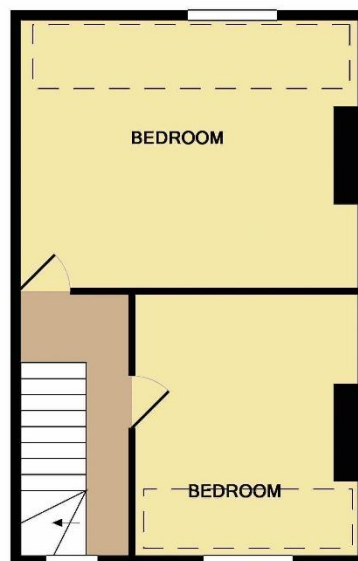




GROUND FLOOR



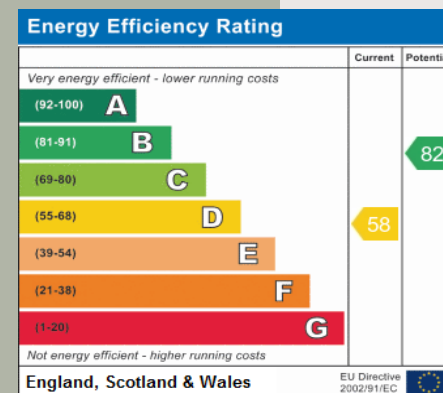
1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2019

Energy Performance Rating



www.tpos.co.uk



SOUTHGATE
ESTATES

50-51 South Street, EX1 1EE

01392 207444

info@southgateestates.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.