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*6 Ribston Avenue, Exeter, Devon, EX1 3QE*



SOUTHGATE

ESTATES

£275,000





## *6 Ribston Avenue, Exeter*

A three bedroom end of terrace house located within the popular area of Birchy Barton. The property enjoys an enclosed garden to the rear and a garage with power. The internal accommodation briefly consists of an entrance porch which opens straight into the spacious dining room, with access to the living room and kitchen. Upstairs are three bedrooms (with bedroom three separated into two rooms), and the bathroom.

The ideal location offers a number of amenities nearby, including GP and dental surgeries, primary and secondary schools, various play areas, and good access to both the M5 and A30. Exeter's city centre is also just a short drive away, along with Polsloe Bridge train station and bus routes in and out of the city.



*Ground Floor* The front door opens to the entrance which is open-plan to the dining room and incorporates a frosted window to the side aspect. The dining room is a pleasant and spacious reception room enjoying a window to the front aspect and access to the living room and kitchen, as well as stairs rising to the first floor. The modern kitchen contains a range of matching wall and base units with fitted worktops and a 1.5 bowl sink and drainer unit with a mixer tap over. Integrated appliances include a double eye-level oven with a separate induction hob and extractor hood, a washing machine, a dishwasher, and space for a tall fridge freezer. In addition, a window faces the rear aspect and a door opens out to the garden. The living room is another good-sized family space, complemented by large sliding doors opening directly out to the garden, filling the room with ample natural light. There is also a built-in cupboard under the stairwell.



*First Floor* The first floor accommodates the three bedrooms and the bathroom, along with a loft hatch to the landing, and a useful airing cupboard. The master bedroom benefits from a range of fitted storage, including wardrobes and over-bed cupboards. There is also a window to the rear aspect with pleasant views across the city. The second bedroom is a further double bedroom offering a window to the front aspect. Bedroom three is currently set up as two single rooms, with a diving wall that could be removed to create a good-sized double bedroom, with windows to the rear aspect enjoying a nice outlook. Lastly, the bathroom comprises a bath with a mixer tap and shower over, a close-coupled WC, a pedestal wash basin with a mixer tap over and a frosted window to the front aspect.

*Garden & Garage* Doors open out to the enclosed rear garden which features a patio area leading out from the kitchen and living room, providing an ideal space for outdoor seating. A path leads to the bottom of the garden with lawn either side and a gate allowing separate access to the garden. A door opens to the garage which is serviced by power and lighting with an up-and-over door to the front.

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

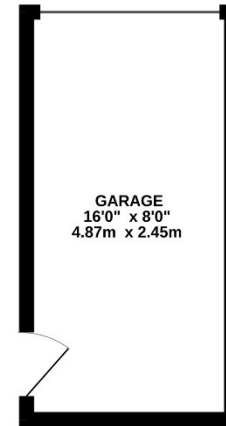
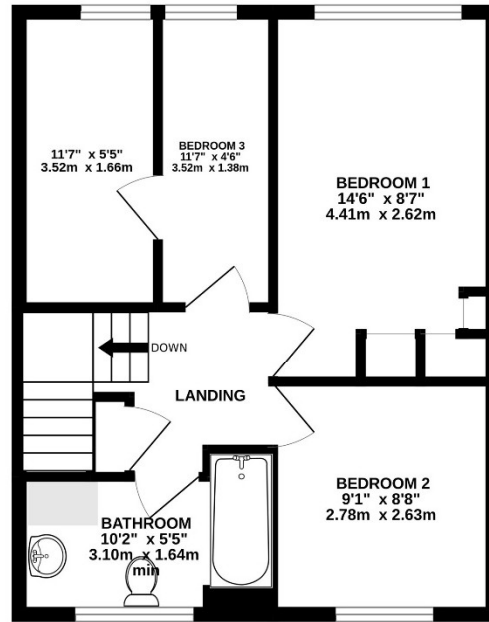
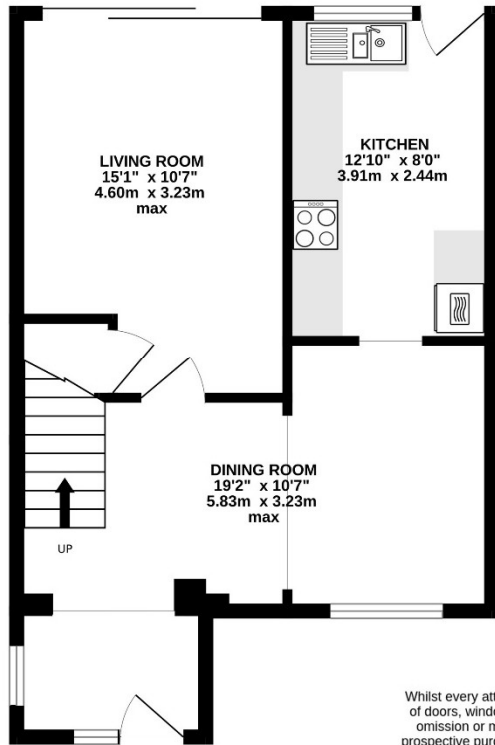
- *3 Bedrooms*
- *End of Terrace House*
- *Garage*
- *Enclosed Garden*
- *Convenient Location*
- *Spacious Accommodation*



GROUND FLOOR  
469 sq.ft. (43.6 sq.m.) approx.

1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.

GARAGE  
128 sq.ft. (11.9 sq.m.) approx.



TOTAL FLOOR AREA : 1033 sq.ft. (96.0 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		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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