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33 Linton Road, Exeter, Devon, EX1 3FZ



SOUTHGATE
ESTATES

£360,000





*33 Linton Road, Exeter,
Devon, EX1 3FZ*

A well-presented three bedroom semi-detached house, situated in the popular residential area of Linton Road, Exeter. The property offers spacious and well-arranged accommodation throughout, together with an enclosed rear garden, a garage, and off-road parking, making it an ideal home for families and professionals alike.

The property is conveniently positioned within easy reach of a range of local amenities, including shops, supermarkets, schools and transport links. Exeter city centre is also readily accessible, offering an extensive selection of retail, dining and leisure facilities, whilst nearby road connections provide easy access to the M5 and surrounding areas.





Accommodation The front door opens into an entrance hallway which provides access to the principal ground floor accommodation, with stairs rising to the first floor landing. The living room is a pleasant and well-proportioned reception space, enjoying a window to the front aspect and French doors opening directly out to the rear garden, allowing plenty of natural light to fill the room. The kitchen diner is a particularly inviting space, featuring windows to both the front and rear aspects. The kitchen is fitted with a range of matching wall and base units with fitted worktops, a tiled splashback and a stainless steel sink and drainer with a mixer tap over. Integrated appliances include an oven with an electric hob and extractor hood above, together with a dishwasher, and space for a tall fridge freezer. A useful built-in cupboard provides additional storage. Leading from the kitchen is a practical utility room offering further worktop space and room for a washing machine and tumble dryer. A cupboard houses the boiler, whilst doors provide access to the rear garden and the downstairs cloakroom. On the first floor, there are three bedrooms and the family bathroom, with the landing also featuring a window to the rear aspect and a built-in cupboard. The principal bedroom is a generous room benefitting from windows to both the front and rear aspects, built-in mirrored wardrobes and access to an en suite shower room. Bedroom two is a further double room overlooking the front aspect, whilst bedroom three enjoys a pleasant outlook over the rear garden. The family bathroom is fitted with a bath incorporating a rainfall shower and mixer tap, a wash basin with vanity storage beneath, a close-coupled WC and a frosted window to the front aspect.

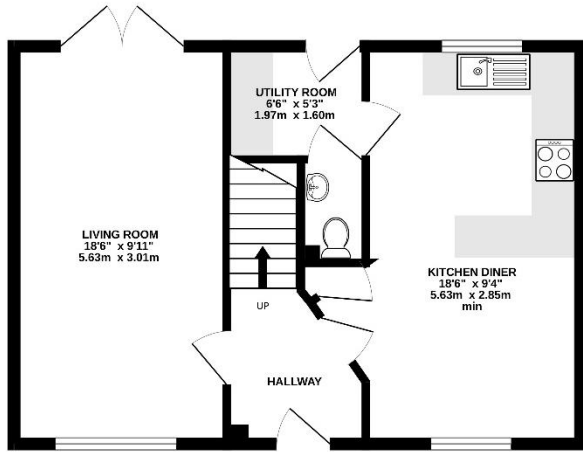
Outside To the rear, the enclosed garden provides a pleasant outdoor space for relaxing and entertaining. A patio area extends directly from both the living room and utility room, creating an ideal space for outdoor seating and dining. Raised planters are located to the rear border, whilst a gate provides useful side access. A particularly valuable feature is the garage, which can be accessed directly from the garden and benefits from power, lighting and an up-and-over door opening to the driveway which provides valuable off-road parking.

Property Information Tenure: Freehold. Council Tax Band: D.

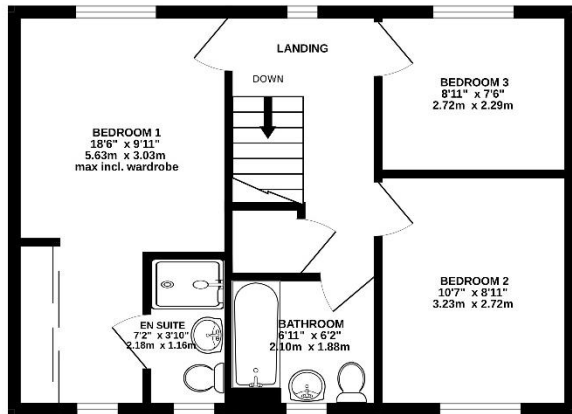
- *3 Bedrooms*
- *Garage & Parking*
- *Enclosed Garden*
- *Semi-Detached House*
- *Well-Presented*
- *Popular Location*



GROUND FLOOR
484 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.1 sq.m.) approx.

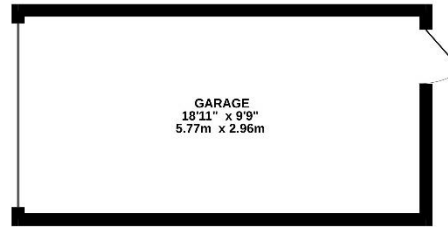


TOTAL FLOOR AREA : 1142 sq.ft. (106.1 sq.m.) approx.

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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GARAGE
184 sq.ft. (17.1 sq.m.) approx.



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		94 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

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