

SOUTHGATE
ESTATES

£285,000
Guide Price

2 2 1

5 Iddesleigh Road, Exeter, Devon, EX4 6LY







5 Iddesleigh Road, Exeter, Devon, EX4 6LY

A charming two bedroom terraced period home, situated in the popular area of Mount Pleasant, Exeter, close to the borders of Pennsylvania and St James. The property retains a wealth of character features throughout, including wooden floorboards, decorative corbels and a wood-burning stove, whilst offering well-proportioned accommodation and an attractive enclosed rear garden.

The property occupies a convenient position within easy reach of Exeter city centre, the University of Exeter and a wide range of local amenities. Nearby shops, cafés and transport links cater well for everyday needs, whilst the city centre provides an extensive selection of retail, leisure and dining facilities. The property is also within the catchment areas for St Sidwells School and Stoke Hill, whilst a park situated behind the house provides a valuable area of open space which the current owners have enjoyed using as a family.





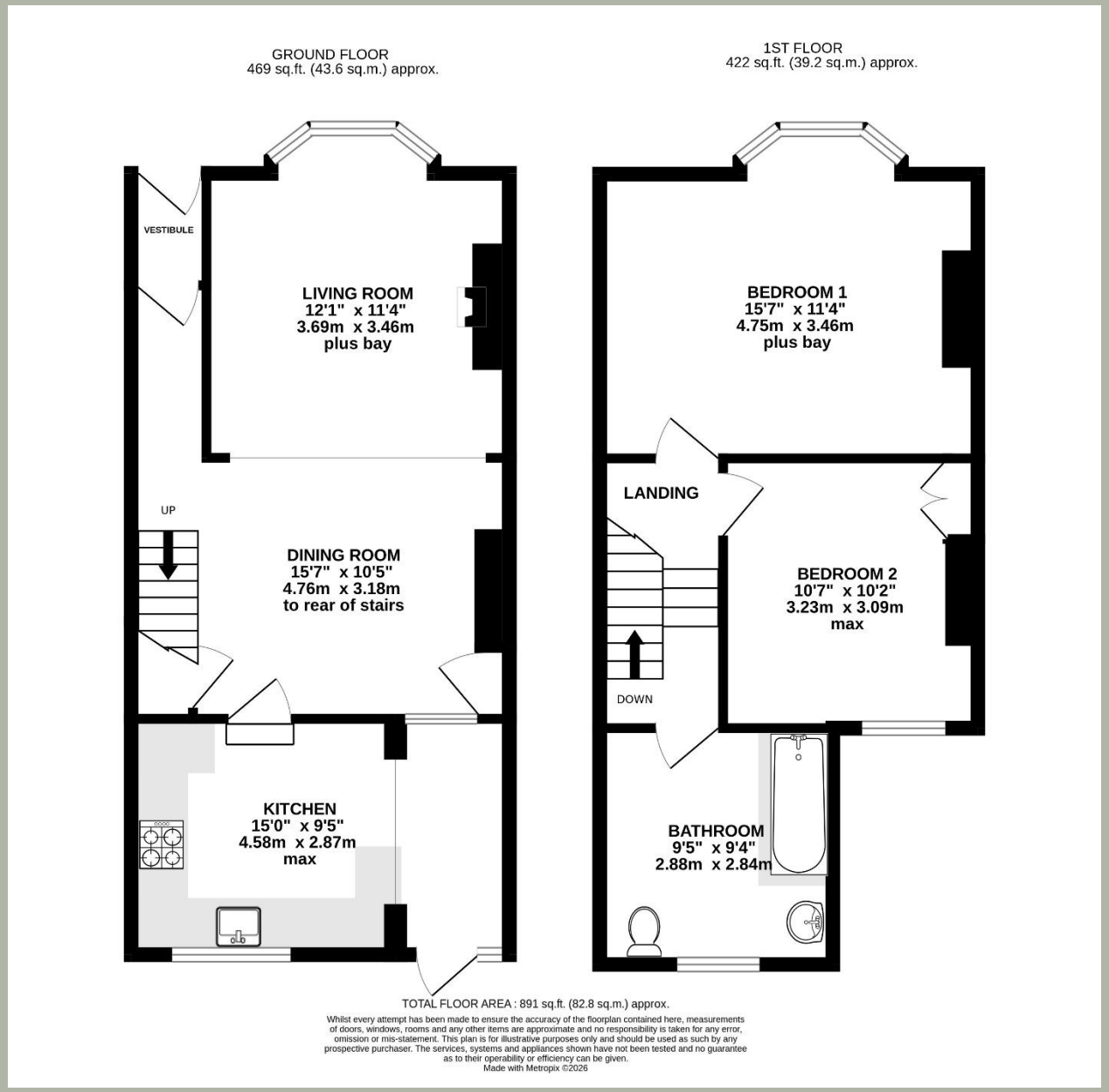
Accommodation The front door opens into an entrance vestibule which leads through to the hallway and dining room, creating a welcoming first impression, complemented by attractive decorative corbels which enhance the property's period character. Wooden floorboards extend from the hallway area through to both the dining room and living room, and stairs rise to the first floor with useful storage beneath. The dining room is a well-proportioned reception space featuring fitted shelving and a cupboard to the alcoves. An archway opens into the living room, creating an excellent flow between the two spaces. The living room is a particularly attractive room, benefitting from a bay window to the front aspect, enhanced by bespoke fitted shutters, and a wood-burning stove which forms a focal point to the space. To the rear of the property is the kitchen, fitted with a range of matching wall and base units complemented by solid wood worktops, a tiled splashback and a Belfast sink with a mixer tap over. Appliances include an oven with a gas hob and extractor hood above, whilst there is space for a tall fridge freezer, washing machine, tumble dryer and dishwasher. A window overlooks the rear garden and a door provides direct access outside. The kitchen also benefits from tiled flooring. On the first floor, wooden flooring continues from the landing into both bedrooms, further contributing to the property's character. The principal bedroom is a generously proportioned double room featuring a bay window to the front aspect, together with a cast-iron fireplace and fitted shelving to the alcoves. Bedroom two is a further double bedroom enjoying a pleasant outlook to the rear, with the additional benefit of a built-in cupboard to an alcove. The family bathroom is a good-sized room fitted with a bath incorporating a shower over, a pedestal wash basin and a close-coupled WC. A window to the rear aspect provides natural light and ventilation.

Outside To the rear of the property is a fully enclosed garden, providing a pleasant outdoor space for relaxing and entertaining. Immediately adjoining the house is a patio area, ideal for outdoor seating, which leads onto a gravelled section towards the rear of the garden. Established climbing plants and mature greenery soften the boundaries and add colour and interest throughout the seasons, creating an attractive setting to enjoy.

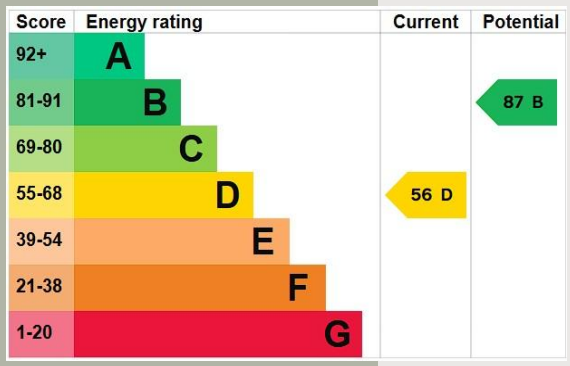
Property Information Tenure: Freehold. Council Tax Band: B.

- *2 Double Bedrooms*
- *Enclosed Garden*
- *Terraced House*
- *Convenient Location*
- *Period Property*
- *Spacious Accommodation*





Energy Performance Rating



The Property Ombudsman

www.tpos.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.

SOUTHGATE
ESTATES

50-51 South Street, EX1 1EE

01392 207444

info@southgateestates.co.uk