SOUTHGATE
ESTATES

£375,000

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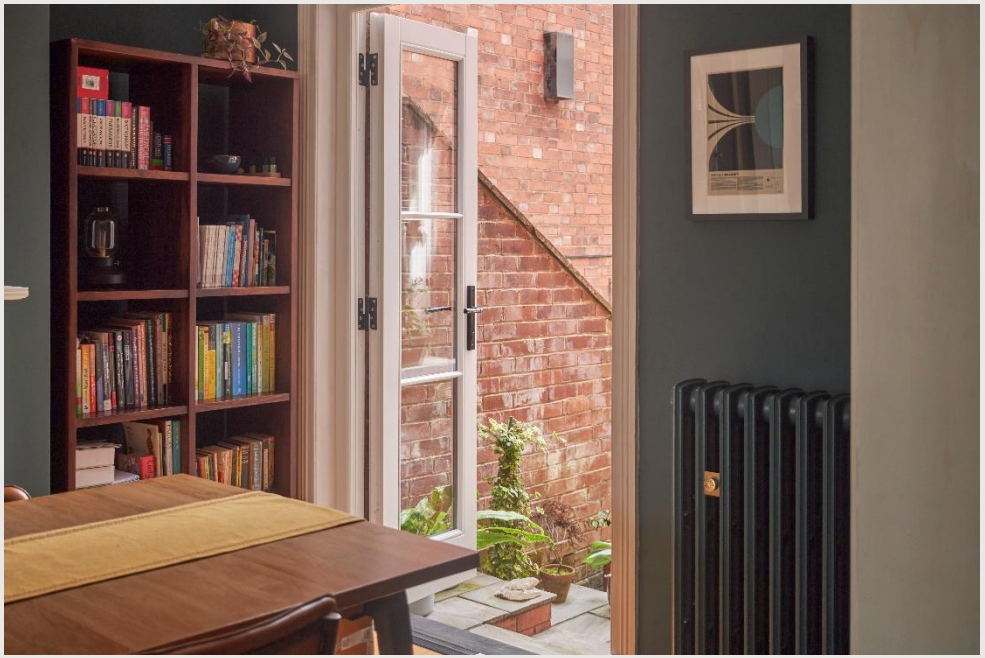
59 Priory Road, Exeter, Devon, EX4 7AP

La Gravité



59 Priory Road, Exeter, Devon, EX4 7AP

A beautifully presented three bedroom period home, thoughtfully and extensively refurbished by the current owners to an exceptional standard whilst carefully preserving its character and charm. The property seamlessly combines original features with high-quality contemporary finishes, including engineered oak flooring, a bespoke shaker-style kitchen, a beautifully appointed period-inspired bathroom and carefully selected fixtures throughout. Further benefits include an attractive enclosed walled garden with useful storage and rear access.

The property occupies a convenient position within easy reach of Exeter city centre, offering excellent access to a wide range of shops, supermarkets, cafés and everyday amenities. A number of well-regarded schools are nearby, together with a park just at the end of the road with a children's play area, regular bus services and excellent transport links, making the property particularly well suited to family living.

Ground Floor The front door opens into an entrance vestibule, where exposed brick walls and a handmade coat rack create an attractive introduction to the property's character. A door leads into the welcoming hallway, which flows openly into the dining room through an elegant archway, creating a wonderful sense of space. Decorative corbels, a cast iron radiator and engineered oak flooring set the tone, whilst stairs rise to the first floor with useful built-in storage beneath. The dining room is an inviting reception space, featuring a fireplace surround with a built-in cupboard to one alcove and French doors opening directly onto the rear garden. Picture rails, decorative skirting boards and the continuation of the engineered oak flooring further enhance the room's appeal. An archway opens into the living room, creating an open-plan feel, whilst retaining two distinct reception spaces. The living room enjoys a bay window to the front aspect, together with a fireplace surround, picture rails and matching decorative skirting boards.

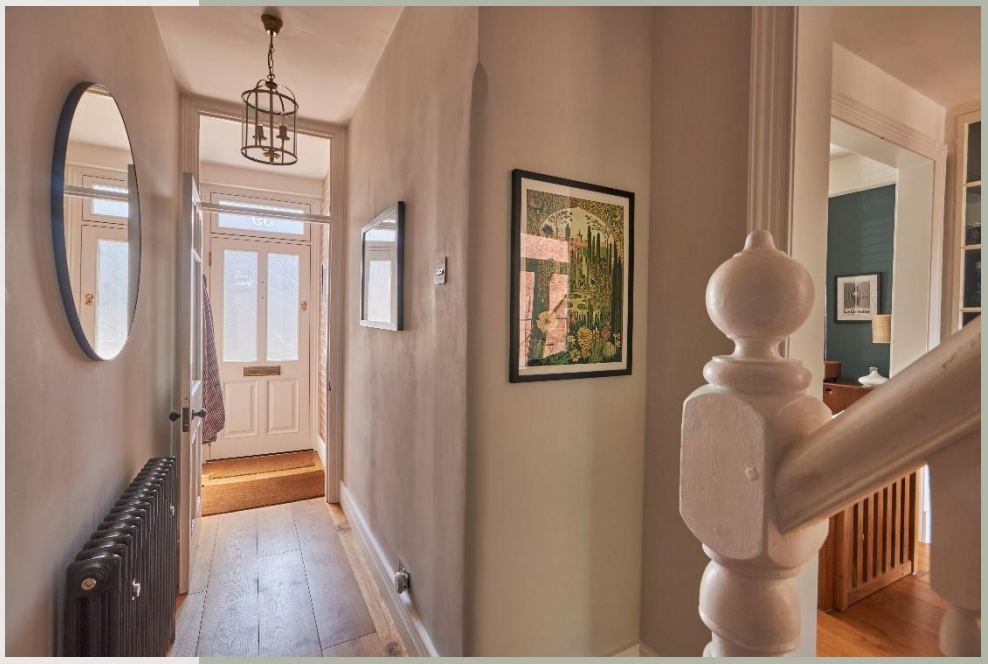
To the rear of the property is the beautifully refitted kitchen, centred around an exposed brick chimney breast which was uncovered by the current owners, providing an attractive focal point. The kitchen is fitted with a range of shaker-style wall and base units complemented by solid oak worktops and a large double ceramic sink with drainer and mixer tap over. There is space for a range cooker, together with a fridge freezer, dishwasher and washing machine. Windows to the side and rear aspects allow for plenty of natural light, whilst a door provides direct access to the garden.

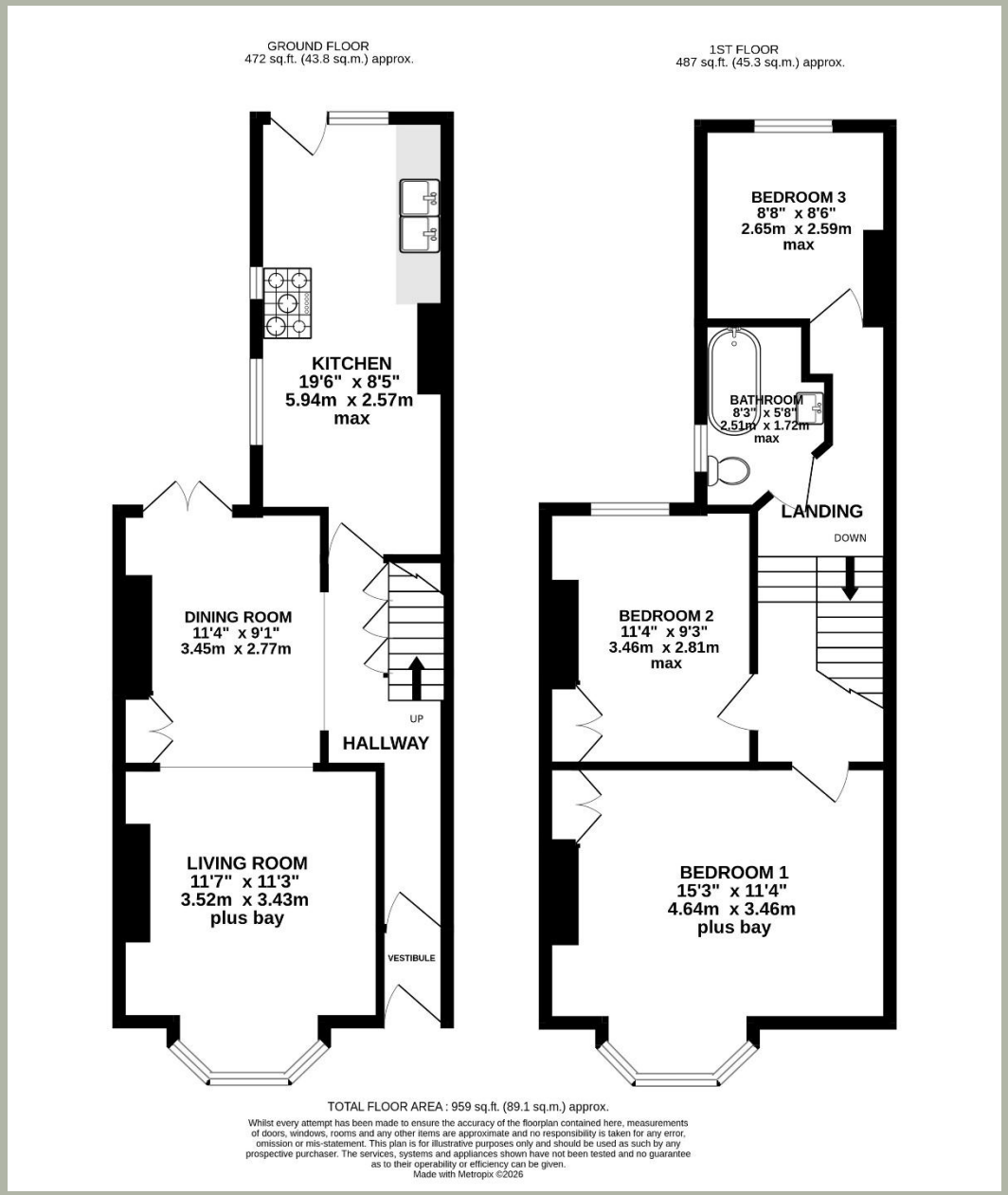
First Floor The landing provides access to all three bedrooms and the family bathroom. The principal bedroom is a generous double room enjoying a bay window to the front aspect and a built-in wardrobe. Bedroom two is a further well-proportioned double room with a built-in wardrobe and a window overlooking the rear garden. Bedroom three is a versatile room enjoying a pleasant outlook to the rear and retaining a decorative cast-iron fireplace, making it equally suited as a bedroom, nursery or home office. The bathroom has been beautifully fitted with a traditional Burlington suite, perfectly complementing the character of the property. The suite comprises a free-standing bath with a shower over, a Victorian-style wash basin with chrome stand, a close-coupled WC and a period-style heated towel rail. A window to the side aspect provides natural light and ventilation.

Outside The enclosed walled rear garden provides a delightful outdoor space, thoughtfully designed to complement the character of the property. Immediately adjoining the house is a raised patio, creating an ideal area for outdoor seating and entertaining, with a step down to the remainder of the garden. The paved garden has been softened by an attractive oval flower bed planted with a variety of established ferns and ornamental grasses, creating an appealing focal point throughout the seasons. Two useful store rooms provide excellent external storage, whilst a rear gate offers access to the rear.

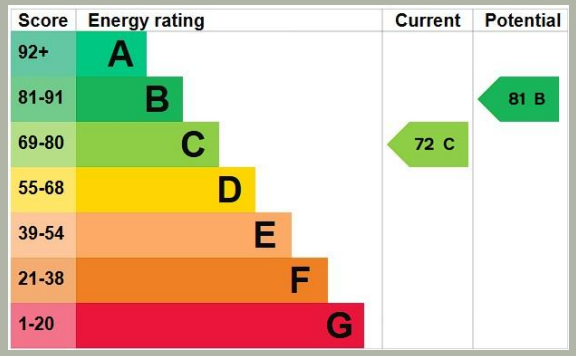
Property Information Tenure: Freehold. Council tax band: B.

- *Beautifully Refurbished Period Home*
- *Spacious Accommodation*
- *Immaculately Presented*
- *3 Bedrooms*
- *Enclosed Garden*
- *Convenient Location*





Energy Performance Rating



The Property Ombudsman

www.tpos.co.uk

SOUTHGATE
ESTATES

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