

SOUTHGATE
ESTATES

£310,000
Guide Price

2 2 1

3 Commins Road, Exeter, Devon, EX1 2QB







3 Commins Road, Exeter

A beautifully presented bay-fronted house with a good balance of period character and contemporary style. The property retains a number of attractive original features, including decorative fireplaces, picture rails and wooden flooring, while the interiors have been thoughtfully updated to create a comfortable and welcoming home. Arranged over three floors, the accommodation includes two double bedrooms, a stunning bathroom, and a versatile loft room, with two reception rooms and a stylish kitchen on the ground floor. To the rear, the particularly attractive garden provides a lovely outside space.

Commins Road is situated in the popular Mount Pleasant area of Exeter, within easy reach of a range of everyday amenities. Local shops, a doctors' surgery and well-regarded schools are all nearby, while the RD&E Hospital is also conveniently accessible. Regular bus services provide straightforward access into the city centre, making this an established residential area with good connections to Exeter and its wider amenities.

Ground Floor The front door opens into an attractive entrance vestibule, finished with decorative tiled flooring and dado rails, with a further stained glass door opening into the hallway. Wooden floorboards continue through the hallway, where stairs rise to the first floor and a door opens into the dining room. The dining room is a charming reception room with a warm and welcoming feel, centred around a decorative cast iron fireplace and retaining its picture rails and wooden flooring. Useful storage is incorporated beneath the stairs, while an archway creates an appealing connection through to the living room and a further door leads into the kitchen. The living room is a comfortable and characterful room, with a generous bay window to the front aspect drawing in plenty of natural light. A decorative cast iron fireplace provides an attractive focal point, complemented by wooden flooring and picture rails, while fitted cupboards and shelving add useful storage. The kitchen has been thoughtfully fitted with a range of matching wall and base units, complemented by wood-effect worktops and a tiled splashback. There is a 1.5 bowl stainless steel sink and drainer with mixer tap, together with an eye-level oven and microwave, induction hob and extractor hood. Space is provided for a tall fridge freezer, washing machine and dishwasher, while a cupboard houses the boiler. A window faces the rear aspect and a door opens directly onto the garden.





First Floor The stairs rise to the first floor landing, where doors open to both double bedrooms and the bathroom, while a further staircase leads to the loft room. The principal bedroom is a particularly attractive double room, enjoying good proportions and plenty of natural light from two windows to the front aspect. The room retains its period character with wooden flooring, picture rails and a decorative fireplace surround. The second bedroom is another well-proportioned double room, featuring wooden flooring, picture rails and a decorative cast iron fireplace. Built-in storage is incorporated into the room, while the rear-facing window provides an outlook towards the garden. The bathroom is beautifully presented and has a distinctive, characterful style, with an elegant roll-top bath complemented by brass mixer taps and a handheld shower attachment. There is also a pedestal wash hand basin, a close-coupled WC and a separate shower cubicle, together with an extractor fan and a frosted window to the rear aspect.

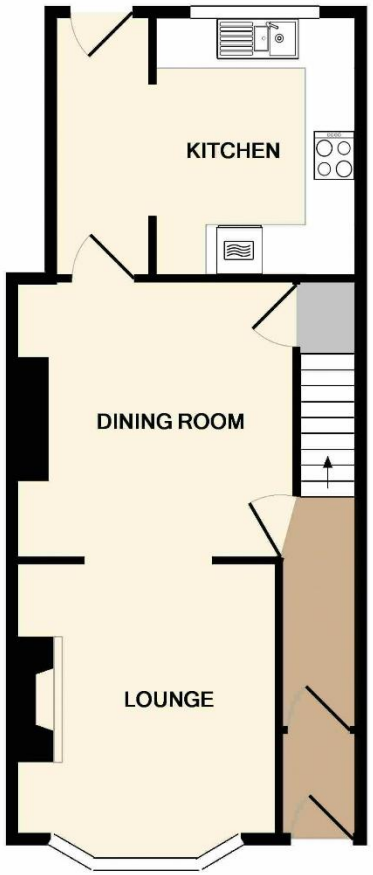
Second Floor The staircase continues to the useful loft room, a versatile space which is currently arranged as an additional bedroom and home-working area. Generous storage is available within the eaves, while Velux windows to the front and rear aspects bring plenty of natural light into the room and provide an attractive elevated outlook, including towards the neighbouring church tower. Outside To the rear is a pleasant walled garden, thoughtfully arranged with well established with mature planting, shrubs and raised flowerbeds. Paved areas provide space for outdoor seating. The garden also benefits from a gate providing useful rear access onto St Marks Avenue. The church tower visible beyond the surrounding rooftops adds a particularly attractive feature to the outlook.

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

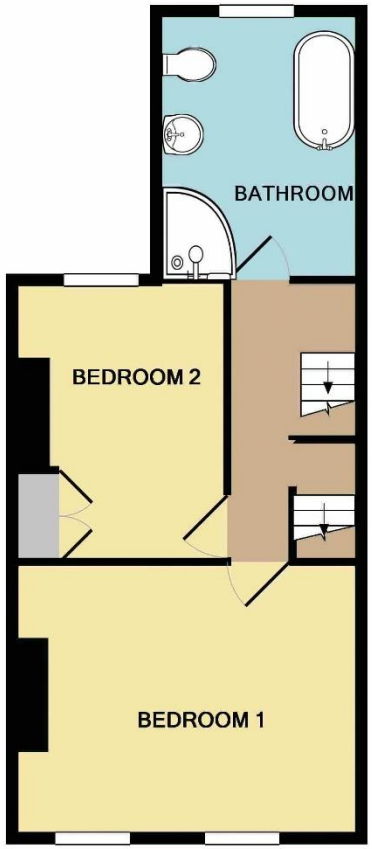
- *2 Double Bedrooms*
- *Beautifully Presented*
- *Additional Loft Room*
- *Enclosed Garden*
- *Period Features*
- *Convenient Location*



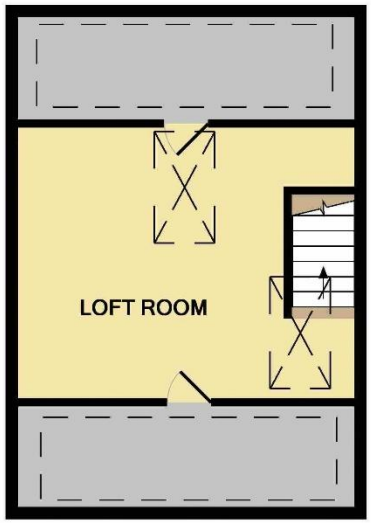




GROUND FLOOR



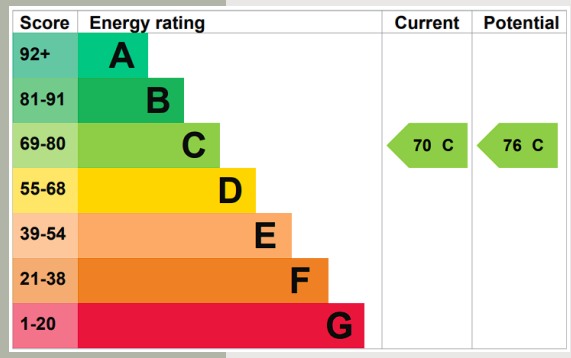
1ST FLOOR



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
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Energy Performance Rating



The Property Ombudsman

www.tpos.co.uk

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