



SOUTHGATE
ESTATES

£285,000



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11 Pavilion Place, Exeter, Devon, EX2 4HR





11 Pavilion Place

This attractive two bedroom terraced house is located in the highly sought-after area of St Leonards, just a short walk from Magdalen Road, with all its delightful shops, cafes and restaurants. Exeter's city centre is also nearby, along with many local amenities including schools, dentists, doctors' surgeries as well as the court, the business district of Southernhay and Bull Meadow Park.

Internally the accommodation comprises an entrance vestibule and hallway, a living room opening into the dining room and a modern galley kitchen. Upstairs are two double bedrooms and a generous bathroom. The property also benefits from a small garden to the front and a further courtyard to the rear. With no onward chain, the excellent location and the well-presented decor, this home is a wonderful opportunity and viewing is highly advised.

Ground Floor The front door opens into the entrance vestibule and hallway which provides access to the lounge, dining room and kitchen, along with a set of stairs rising to the first floor incorporating built-in storage below. The lounge diner is a pleasant open-plan reception room with an archway separating the two rooms, creating a lovely generous living space. A window faces the front aspect, and French doors open directly out to the rear garden. The kitchen has been recently refurbished and contains a range of contemporary wall and base units with fitted worktops, a tiled splashback and a 1.5 bowl sink and drainer unit with a mixer tap over. Appliances include an oven with an induction hob and extractor hood over, along with space for a tall fridge freezer and a washing machine. Two windows face the side aspect overlooking the courtyard garden.





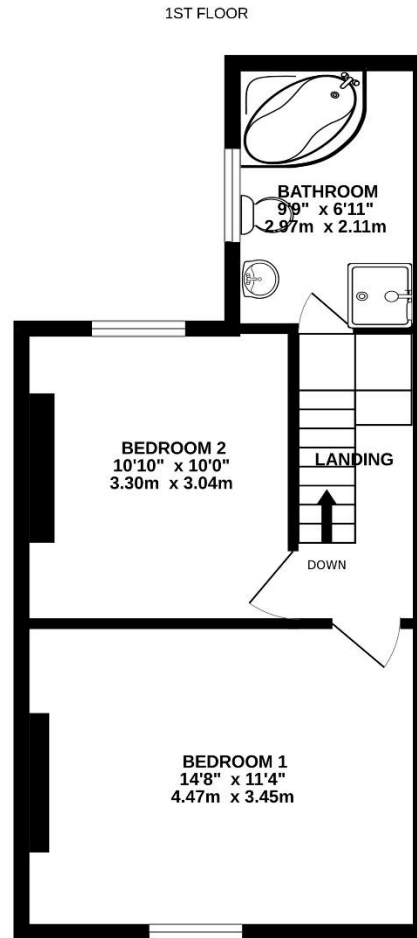
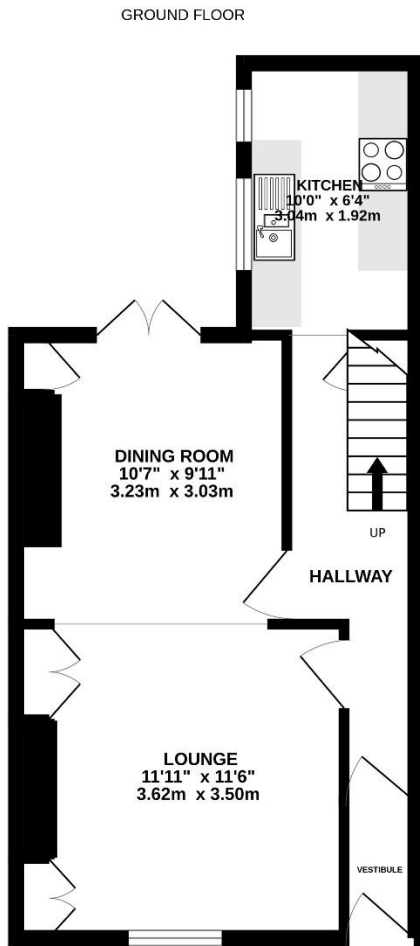
First Floor Stairs rise to the first floor landing which accommodates the two double bedrooms and the bathroom. The master bedroom is a spacious double bedroom enjoying a window to the front aspect. The second bedroom is also a good-sized double bedroom with a window to the rear aspect. Lastly, the large bathroom comprises a feature corner bath with a mixer tap and handheld shower head over, a separate shower cubicle, a close-coupled WC and a pedestal wash basin. A window faces the side aspect.

Gardens To the front of the property is a delightful garden which is filled with a variety of well-established plants and shrubs, with a pathway leading to the front door. To the rear is a further courtyard garden which offers an ideal space for outdoor seating and dining, including an outside basin.

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

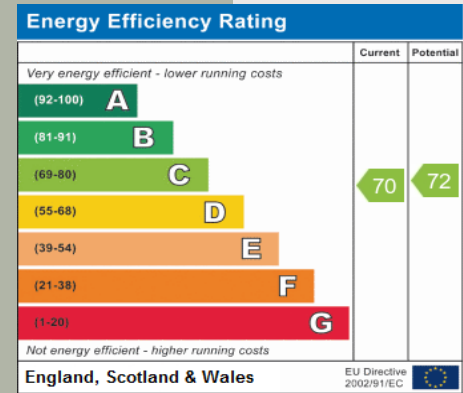
- *2 Double Bedrooms*
- *Terraced House*
- *Well-Presented*
- *Front & Rear Gardens*
- *No Onward Chain*
- *Highly Desirable Location*





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



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