

SOUTHGATE
ESTATES

£300,000
Guide Price

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184 Monks Road, Exeter, Devon, EX4 7BN


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184 Monks Road, Exeter

A well-presented three bedroom family home located in the popular area of Mount Pleasant, being sold with no onward chain. The property benefits from a double garage to the rear allowing valuable off-road parking, as well as an enclosed garden. The internal accommodation has been recently refurbished, and briefly consists of an entrance hallway, an open plan living room and dining room, a kitchen, utility room/garden room and a downstairs cloakroom. Upstairs are the three bedrooms and the main shower room.

The area of Mount Pleasant has the advantage of a number of amenities nearby, including primary and secondary schools, GP surgeries, convenience stores and green spaces. Exeter's city centre is also just a short drive away, providing a good number of high street shops, restaurants and cafes.

Ground Floor The front door opens to the spacious entrance hallway which provides access into both the living room and kitchen, with a staircase rising to the first floor. The living room is an attractive reception room complemented by a large box bay window to the front aspect, filling the room with ample natural light. An archway opens into the dining room, creating an open-plan feel between the two spaces. A window is positioned to the rear. The modern kitchen contains a selection of base units with fitted worktops, a tiled splashback and a 1.5 bowl sink and drainer with a mixer tap over. Appliances include an oven with an electric hob and extractor hood over, plus space for a dishwasher and a tall fridge freezer in the adjacent hallway. A door opens to the garden room/utility room which is a convenient space providing further base units and space for a washing machine. Windows face the rear aspect, and doors open to both the downstairs cloakroom and the garden.





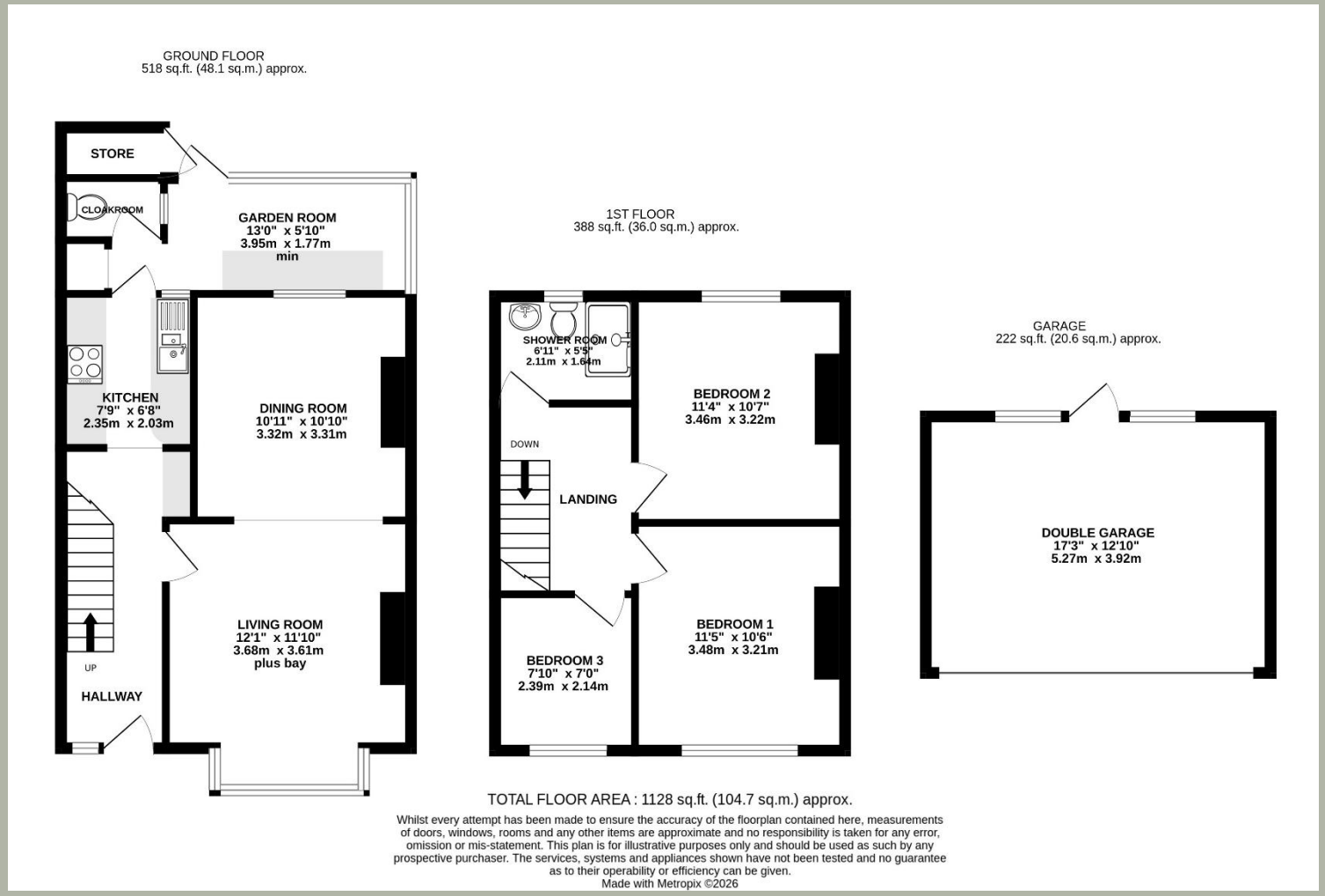
First Floor Stairs rise to the first floor landing which accommodates the three bedrooms and the shower room. Both bedrooms one and two are sizeable double rooms, with windows to the front/rear aspect. The third bedroom is a single providing a window to the front aspect. The shower room comprises a wall-mounted wash basin with a mixer tap over, a close-coupled WC, a shower cubicle and a frosted window to the rear aspect.

Garden & Double Garage A door opens out to the enclosed rear garden which features a patio area leading out from the garden room/utility. The remainder of the garden is laid to lawn with a birch tree to the rear. A path leads to the double garage which is serviced by power and lighting, and provides a door and windows to the front aspect, as well as an up-and-over door to the rear allowing vehicular access.

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

- *3 Bedrooms*
- *Terraced House*
- *Double Garage*
- *Enclosed Garden*
- *Beautifully-Presented*
- *Period Property*
- *No Onward Chain*



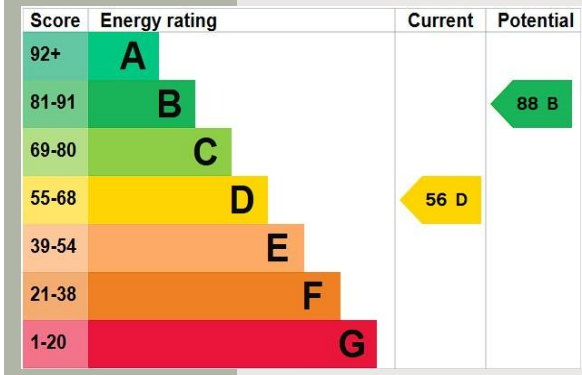


TOTAL FLOOR AREA : 1128 sq.ft. (104.7 sq.m.) approx.

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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Energy Performance Rating



The Property Ombudsman

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