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12a, Oakfield Street, Exeter, Devon, EX1 2QT



SOUTHGATE

ESTATES

£360,000

Guide Price





12a, Oakfield Street, Exeter, Devon, EX1 2QT

A detached four bedroom home situated in the popular area of Heavitree, Exeter. Set back from the road, the property offers spacious and versatile accommodation arranged over three floors, together with an enclosed, low-maintenance garden. The internal accommodation briefly comprises a garden room, living room, kitchen diner, four double bedrooms, an en suite shower room and a family bathroom.

The property occupies a convenient position within the highly regarded area of Heavitree, offering an excellent range of nearby amenities including independent shops, cafés, supermarkets and GP surgeries. The RD&E is within easy reach, whilst Exeter city centre is readily accessible, providing a wider selection of shopping, dining and leisure facilities. The area is also well served by regular bus services and well-regarded schools.





Ground Floor The property is approached via the enclosed front garden, leading to the garden room which provides an attractive entrance to the home. Benefitting from windows to the front and side aspects, this versatile space offers a pleasant area for seating. A door opens into the generous living room, a bright and welcoming reception space with windows to the front aspect, a useful built-in cupboard and stairs rising to the first floor. The kitchen diner is a well-proportioned room fitted with a range of matching wall and base units complemented by fitted worktops, a tiled splashback and a 1.5 bowl stainless steel sink and drainer with a mixer tap over. Appliances include a double eye-level oven with a separate gas hob, whilst there is space for a washing machine, fridge and freezer. A window overlooks the front aspect and a door provides access to the garden. *First Floor* The first floor accommodates two of the double bedrooms together with the family bathroom. The principal bedroom is a spacious double room benefitting from a built-in wardrobe, a window to the front aspect and an en suite shower room. Bedroom two is a further generous double room featuring two built-in wardrobes and two windows to the front aspect, allowing for an abundance of natural light. The family bathroom comprises a bath with a mixer tap over, a separate shower cubicle, a pedestal wash basin with a mixer tap over, a close-coupled WC and a frosted window to the front aspect.

Second Floor To the second floor are the remaining two double bedrooms, both enjoying windows to the front aspect with far-reaching views into the distance. Bedroom four also benefits from a useful recess over the stairwell.

Outside The property is set back from Oakfield Street behind an enclosed front garden, providing a pleasant and outdoor space. Designed with ease of maintenance in mind, the garden is predominantly paved, offering ample space for outdoor seating and entertaining. There are also two garden sheds, and a further area for keeping bins.

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

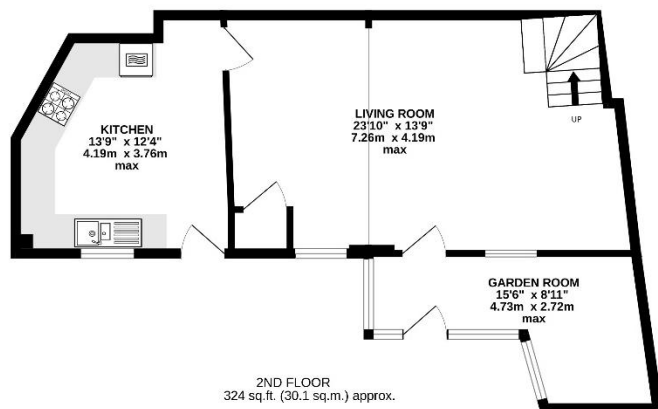
- *4 Double Bedrooms*
- *Enclosed Garden*
- *Popular Location*
- *Spacious Accommodation*
- *Master En Suite*
- *Detached House*



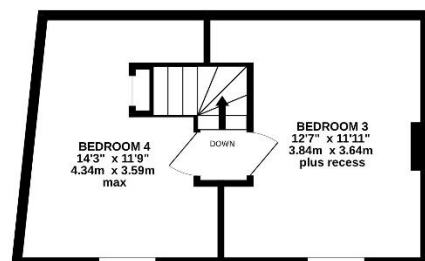
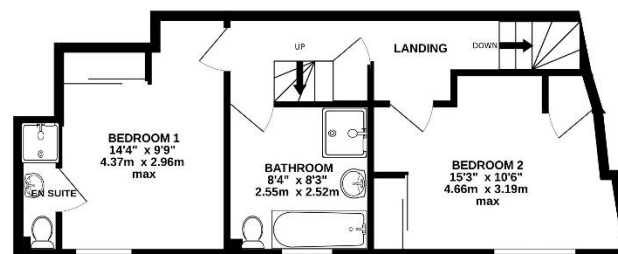
Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1319 sq.ft. (122.5 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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ESTATES

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