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59 Merrivale Road, Exeter, Devon, EX4 1PU



SOUTHGATE
ESTATES

£240,000

Guide Price





59 Merrivale Road, Exeter

A charming and well-presented traditional 3 bedroom semi-detached property, located in a quiet cul-de-sac location within the popular area of St Thomas. Occupying a generous plot, there is a large front garden and driveway to the front of the property, offering off-road parking. To the side, there is a convenient little courtyard area, ideal for storing bicycles and drying washing etc, which leads into the rear garden. The fully enclosed south-facing rear garden has a large decking area, ideally orientated for all-day sun, and steps leading down to a lawned area, where there are flower borders and a number of mature shrubs and plants. There is a timber shed to the rear of the garden.



Internally, the property is bright and well-presented throughout. To the ground floor, there is a charming living room, a downstairs cloakroom, and the breakfast kitchen spans the rear of the property. The well-appointed kitchen was installed in 2022 by Wren Kitchens and includes integrated appliances and an induction hob. A door opens to the rear garden. To the first floor, there are three bedrooms and a family shower room. The shower room includes a modern contemporary suite and is finished to a high standard.

To fully appreciate this lovely property, internal viewing is highly recommended.

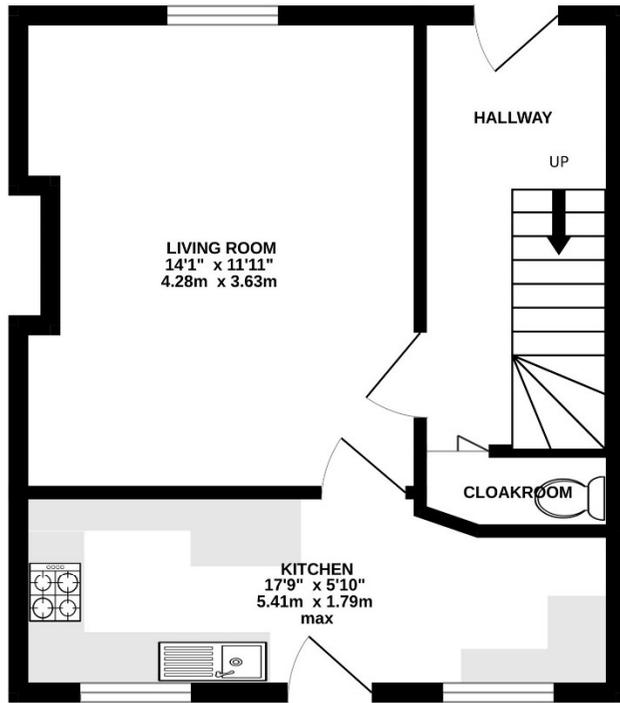
Property Information: Council Tax Band: B. Internal Floor Area: 700 Sq Ft. EPC Rating C. (Current Rating 74/Potential Rating 80). Tenure: Freehold. Garden Direction: South Facing to rear of property.



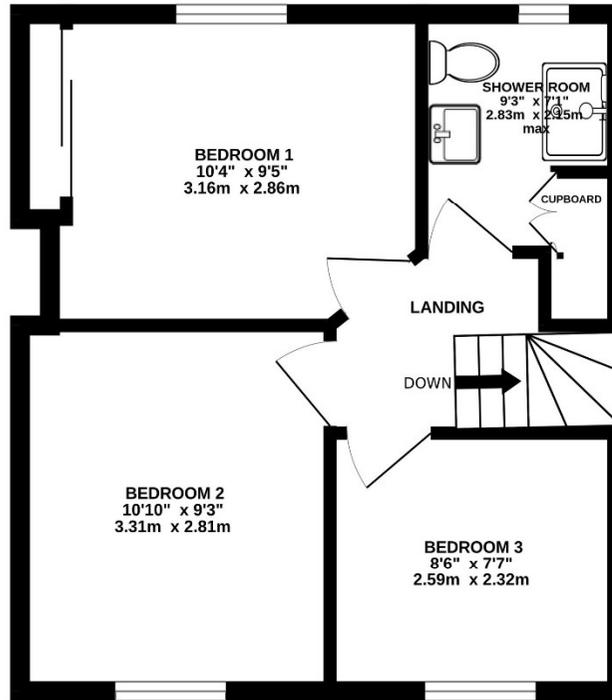
- *3 Bedrooms*
- *Modern Breakfast Kitchen*
- *South Facing Garden*
- *Driveway*
- *Modern Bathroom &
Downstairs Cloakroom*
- *Beautifully Presented*



GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



SB5016

TOTAL FLOOR AREA : 702 sq.ft. (65.2 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/landlord does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.


SOUTHGATE
 ——— ESTATES ———
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