




SOUTHGATE
ESTATES

£220,000


2


2


1

79 Mincinglake Road, Exeter, Devon, EX4 7DX





79 Mincinglake Road, Exeter, Devon, EX4 7DX

Charming 1940s End-Terrace on a Generous Corner Plot with South-West Facing Garden Occupying a generous corner plot in this popular residential location, this attractive 1940s end-of-terrace home offers bright and well-proportioned accommodation together with superb gardens and exciting potential to modernise. Having been well cared for over the years, the property retains a number of original period features, including panelled internal doors, whilst benefiting from uPVC double glazing throughout. The accommodation extends to approximately 807 sq ft (75 sq m) and enjoys an abundance of natural light, with windows to the front, side and rear elevations. A welcoming entrance hall leads to a spacious bay-fronted living room, whilst a separate dining room provides an excellent space for family meals or entertaining. The kitchen includes a useful walk-in larder cupboard and connects to a practical garden room, ideal as a utility area, hobby room or additional storage, with direct access to the rear garden. On the first floor are two particularly generous double bedrooms together with the family bathroom, all arranged around a central landing with useful airing cupboard storage. While the property would benefit from cosmetic updating, it provides an excellent opportunity for purchasers to create a home to their own specification without the need for major alteration. Electric storage heating is installed throughout. A particular highlight is the exceptional outside space. The property enjoys attractive gardens to the front and side, enhancing its open aspect, whilst the fully enclosed south-west facing rear garden provides an ideal setting for relaxing and entertaining, with both lawn and decked seating areas enjoying the afternoon and evening sun. Conveniently positioned close to Stoke Hill schools and the excellent range of shops and everyday amenities in Beacon Heath, the property also offers easy access to Exeter city centre, transport links and nearby countryside walks. EPC Awaited Council tax band: B Tenure: Freehold

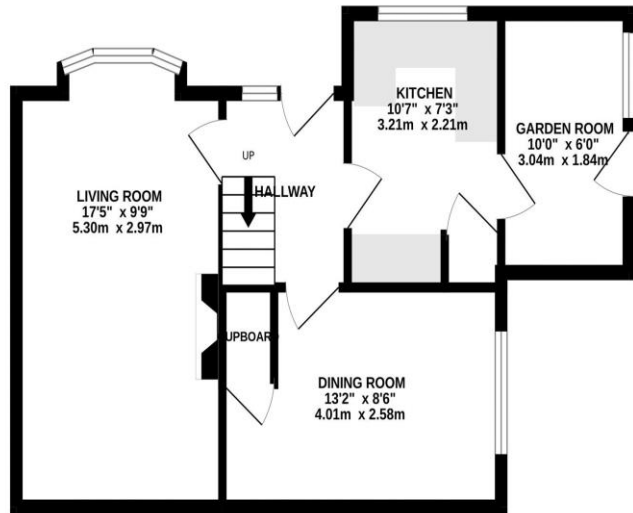




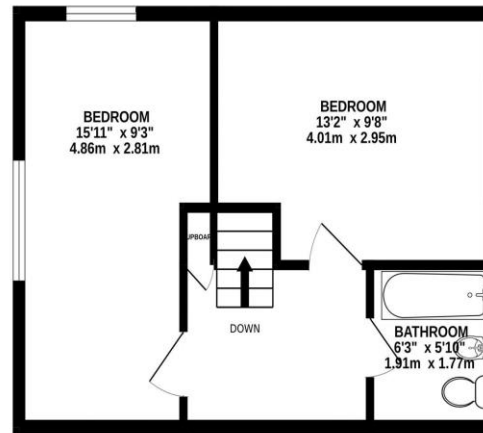
- *Attractive 1940s end-of-terrace home*
- *Approximately 807 sq ft (75 sq m)*
- *No Onward Chain*
- *Fully enclosed south-west facing rear garden*



GROUND FLOOR
450 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.1 sq.m.) approx.



MINCINGLAKE ROAD

TOTAL FLOOR AREA: 807 sq.ft. (75.0 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.
Made with Metropix ©2026

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

Energy efficiency chart



www.tpos.co.uk

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

50-51 South Street, EX1 1EE

01392 207444

info@southgateestates.co.uk