



SOUTHGATE

ESTATES

£375,000



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*54a Blackboy Road, Exeter, Devon, EX4 6TB*





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EX4 6TB*

A three bedroom terraced home situated in the popular Mount Pleasant area of Exeter, offered to the market with no onward chain. The property benefits from front and rear gardens, as well as two garages to the rear with power and lighting, providing useful storage or off-road parking. Whilst the property would now benefit from updating, it offers excellent potential for improvement and personalisation, with the advantage of a modern fitted kitchen installed within the last 18 months, full double glazing, and a recently replaced boiler.

The property enjoys a convenient position within easy reach of Exeter city centre, the RD&E Hospital, train stations, and a range of local amenities. The nearby Polsloe and Heavitree areas offer a variety of independent shops, cafés and everyday conveniences, whilst well-regarded schools and transport links are also close at hand.





*Accommodation* The front door opens into an entrance porch which in turn leads through to the main hallway, with an attractive stained glass panel, providing access to the principal ground floor accommodation, and stairs rising to the first floor. The living room is a particularly spacious reception room, enjoying a bay window and an additional front-facing window which combine to create a bright and welcoming space. A separate dining room provides ample room for family dining and entertaining, with French doors opening directly out to the rear garden, creating a lovely flow between the inside and outdoor spaces. The kitchen has been recently fitted, and comprises a range of matching wall and base units with fitted worktops, together with a stainless steel sink and double drainer with a mixer tap over. Appliances include an oven with a gas hob and extractor hood above, whilst there is further space for a washing machine, dishwasher and tall fridge freezer. A window overlooks the rear garden and a door leads through to the rear lobby. The lobby provides access to the garden and the downstairs cloakroom, with both rooms benefitting from windows to the side aspect, and the cloakroom housing the boiler. To the first floor are three bedrooms, all of which are well proportioned double rooms. The principal bedroom enjoys a bay window to the front aspect together with a built-in wardrobe, whilst bedroom two benefits from a pleasant outlook over the rear gardens. Bedroom three is a further double room with a bay window to the front aspect. The first floor is completed by a bathroom, a separate cloakroom and useful built-in storage on the landing.

*Outside* To the front of the property is an enclosed garden which helps to set the house back from the road. The rear garden provides a pleasant outdoor space which is mainly laid to lawn, incorporating a selection of mature plants and shrubs to the borders. Beyond the garden are two garages, both benefitting from power and lighting, offering excellent flexibility for parking, storage or workshop space.

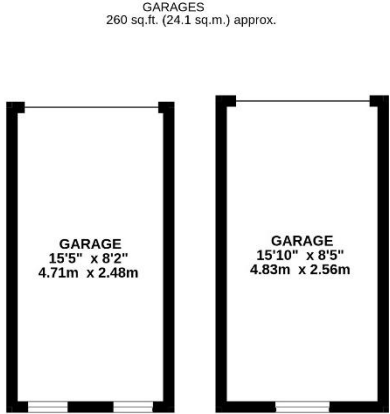
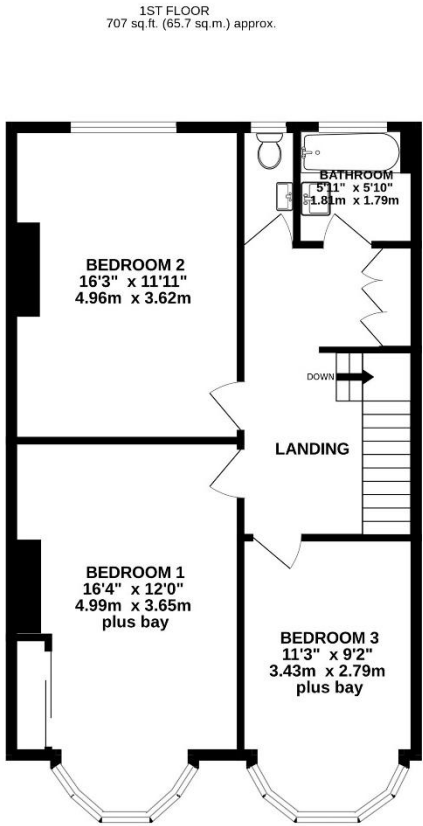
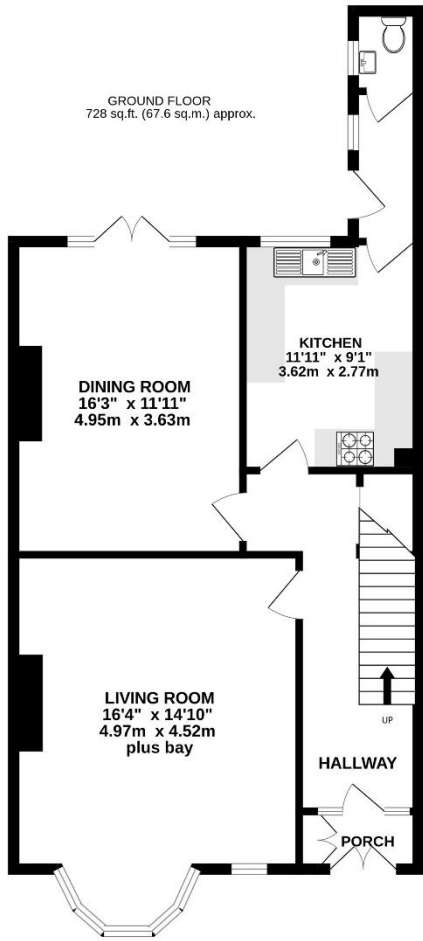
*Property Information* Tenure: Freehold. Council Tax Band: D.

- *3 Bedrooms*
- *2 Garages*
- *Enclosed Garden*
- *No Onward Chain*
- *Refurbishment Project*
- *Terraced House*
- *Attractive Period Features*



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 1695 sq.ft. (157.5 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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