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59 Dorset Avenue, Exeter, Devon, EX4 1ND



SOUTHGATE
ESTATES

£325,000





59 Dorset Avenue

A spacious three bedroom end of terrace house located in the popular area of St Thomas, enjoying far-reaching views across the city. The property also benefits from a large driveway and a garage, plus an enclosed garden with an office to the rear.

The internal accommodation briefly consists of an entrance porch, a good-sized living room and an open-plan kitchen diner on the ground floor. Upstairs are the three bedrooms (two of which are doubles) and the shower room. The excellent location benefits from a range of nearby amenities including primary and secondary schools, GP surgeries, Sylvan Heights Play Area and a variety of shops and cafes along St Thomas' high street. St Thomas also includes a train station and bus routes in and out of the city.



Ground Floor The front door opens to the entrance porch which provides ample space for storing coats and shoes, and a door leads into the living room. The living room is a well-proportioned reception room, complemented by windows to both the front and side aspects. Additionally, there is a feature fireplace and stairs rising to the first floor. The kitchen diner enjoys an open-plan layout and a range of stylish wall and base units with fitted worktops, a tiled splashback and a 1.5 bowl stainless steel sink and drainer unit with a mixer tap over. Space is provided for an oven, a washing machine and a tall fridge freezer. There is also a door leading out to the garden and windows facing the rear aspect.



First Floor Stairs rise to the first floor landing which accommodates the three bedrooms and the shower room, as well as a useful storage space on the landing. The master bedroom has the advantage of a large window to the front aspect with far-reaching views across the city, as well as storage space. The second bedroom is a further good-sized double bedroom, also incorporating storage space, and offering a window to the rear aspect overlooking the garden. The third bedroom is a single room featuring a window to the front aspect with views, as well as a built-in cupboard over the stairwell. Lastly, the modern shower room comprises a close-coupled WC, a wash basin with a mixer tap over and vanity unit below, a corner shower cubicle and a frosted window to the rear aspect.

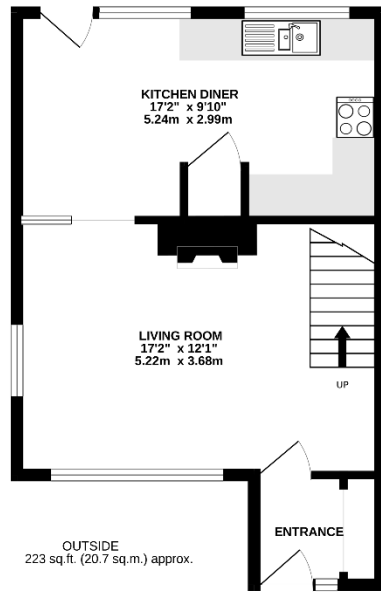
Garden, Office, Garage & Parking The enclosed rear garden features a large patio leading out from the kitchen diner offering an ideal space for outdoor seating and dining. Steps lead up to an area of gravel with a path leading to the convenient garden office which provides the opportunity to work from home, with windows to three aspects. A gate leads from the garden to the sizeable driveway with a single garage benefitting from power and lighting.

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

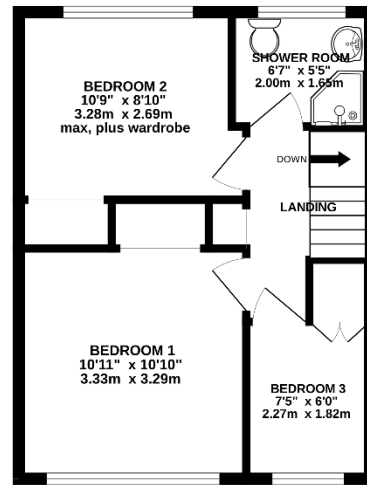
- *3 Bedrooms*
- *End of Terrace*
- *Garage & Driveway*
- *Enclosed Garden*
- *Garden Office*
- *Far-Reaching Views*



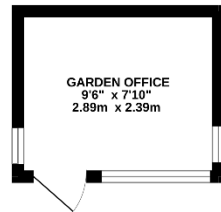
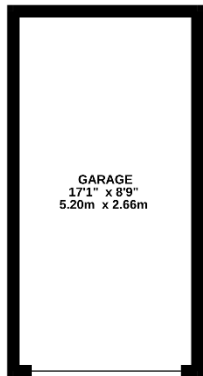
GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



OUTSIDE
223 sq.ft. (20.7 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (91.9 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		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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SOUTHGATE

ESTATES

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