

SOUTHGATE
ESTATES

£257,000
Guide Price

2 2 1

3 Lister Close, Exeter, Devon, EX2 4SD


CHIEF SCOUT'S BRONZE AWARD





3 Lister Close, Exeter

A two bedroom, mid-terraced house located in the highly popular area of St Leonards. The property features an enclosed garden to the rear, along with a valuable off-road parking space. The internal accommodation briefly consists of an entrance hallway with access to the kitchen, living room, garden room and downstairs cloakroom. Upstairs are two bedrooms and the family bathroom.

The excellent location provides an abundance of nearby amenities including the RD&E Hospital, St Leonards Primary School, Exeter School, various GP surgeries and places of worship. Exeter's Quayside and city centre are also just a short distance away with the many shops, entertainment facilities and eateries that they have to offer.





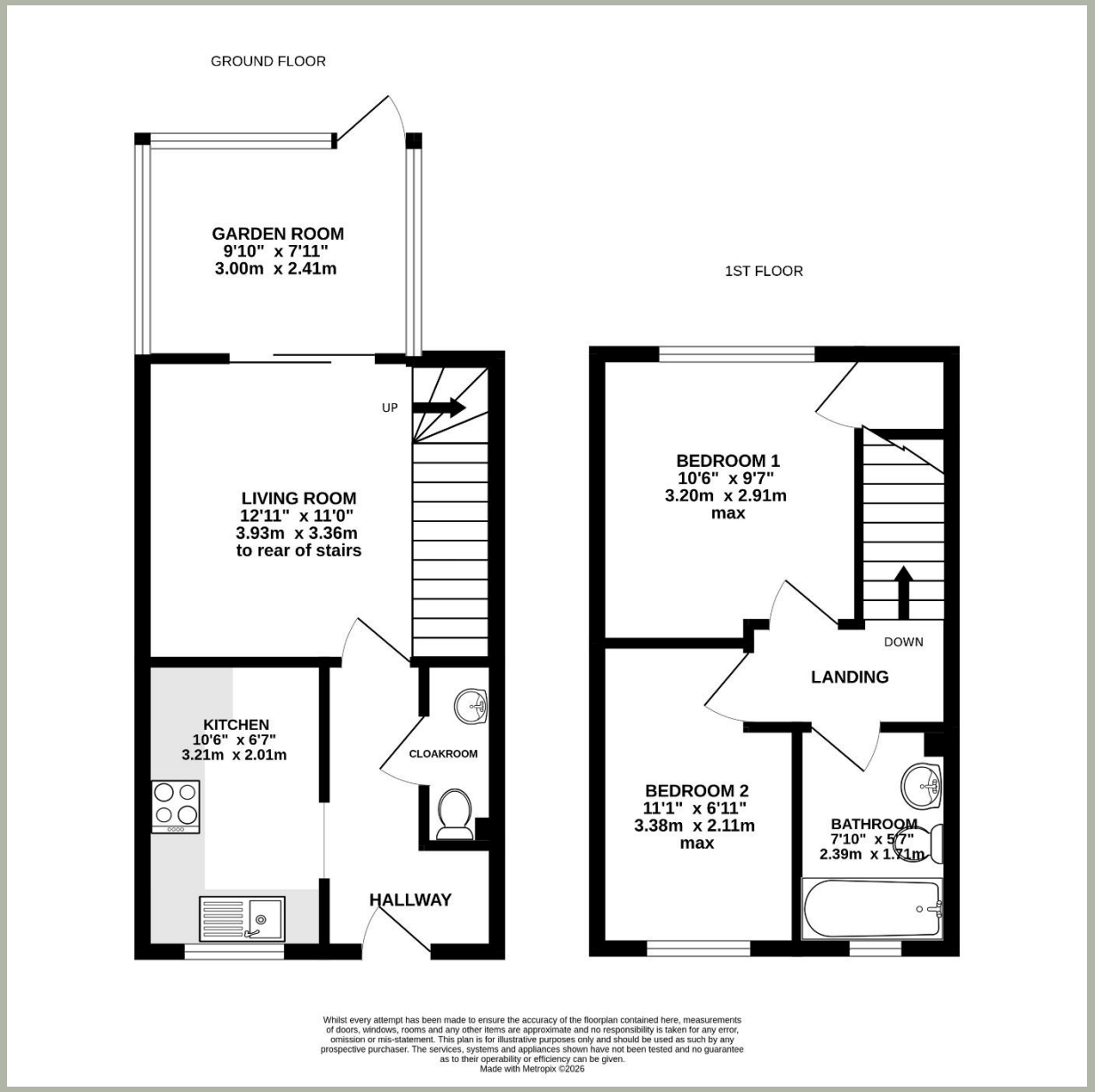
Accommodation The front door opens into the entrance hallway, providing access to the ground floor accommodation. To the front aspect is the kitchen, fitted with a range of wall and base units with worktops over, along with space for appliances, and a window to the front aspect. To the rear of the property is the living room, a comfortable reception space with room for both seating and dining. Doors lead through to the garden room, which enjoys views over the rear garden and offers a versatile additional space, suitable for a range of uses such as a dining area or seating space with a door into the garden. There is also a convenient downstairs cloakroom. Stairs rise to the first floor where there are two bedrooms and the bathroom. The main bedroom is a double room featuring a built-in cupboard over the stairs and a window to the rear aspect with a pleasant outlook, and the second bedroom is a small double. The bathroom comprises a three-piece suite including a bath with shower over, wash basin and WC.

Outside To the rear, the property benefits from an enclosed garden, providing a private outdoor space for seating and dining. A gate allows access to the car park behind the property where there is a valuable off-road parking space.

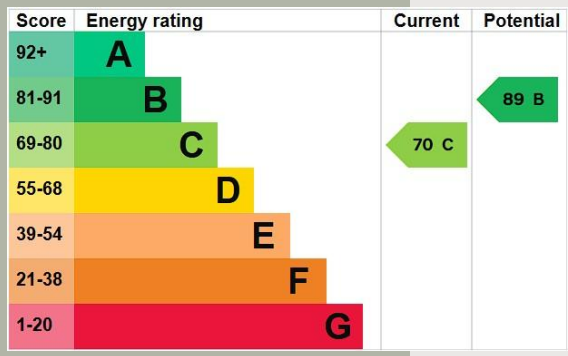
Property Information Tenure: Freehold. Council tax band: B.

- *2 Bedrooms*
- *Terraced House*
- *St Leonards Location*
- *Parking Space*
- *Enclosed Garden*
- *Close to Amenities*





Energy Performance Rating



The Property Ombudsman

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.

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