

STAGS

50, West Garth Road

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Exeter, Devon, EX4 5AL

Exeter Cathedral (1.9 Miles), St Davids Station (1.2 Miles)

An extended and beautifully improved detached home enjoying elevated views, with three double bedrooms and three bathrooms.

- Extended kitchen/dining room
- Driveway and single garage
- Three bathrooms
- Landscaped rear garden
- Freehold
- Elevated front & side facing views
- Three double bedrooms
- Spacious sitting room
- Detached
- Council tax band: D

Guide Price £475,000

SITUATION

West Garth Road is situated in a popular residential area of Exeter, offering convenient access to the city centre and its range of shops, restaurants, cafés and leisure facilities. Exeter provides an excellent range of amenities, well-regarded schooling and transport links, including access to the M5, A30 and mainline railway stations. The property's elevated position provides attractive views to the front, adding to its appeal.

DESCRIPTION

This impressive detached home has been extended and significantly improved by the current owners to create a well-presented and versatile property. Arranged over two floors, the accommodation combines generous reception space with a superb open-plan kitchen and dining room, three double bedrooms and three bathrooms. Large windows throughout allow plenty of natural light, while the elevated position makes the most of the views to the front and side towards Haldon Belvedere and Crediton. Outside, there is a landscaped rear garden, driveway parking and a single garage.







ACCOMMODATION

The property is approached via steps leading to the front entrance, which opens into a spacious entrance hallway with an impressive double-height aspect alongside the staircase. To the left is a double bedroom with a large front-facing window enjoying the views, together with an en-suite shower room. To the right, the generous sitting room benefits from three large windows, a wood burning stove and further attractive views to the front.

Continuing through the hallway, the extended kitchen and dining room forms a particularly appealing feature of the home. The modern kitchen is fitted with a range of wall and floor-mounted units, a central island and integrated appliances. The dining area enjoys a vaulted ceiling with Velux windows, creating a bright and airy space, while bi-folding doors open directly onto the rear garden, making it ideal for entertaining and everyday family life.
Also on the ground floor is a further double bedroom, currently arranged as a spare bedroom and home office, alongside a well-appointed family bathroom featuring a freestanding bathtub.

Stairs rise to the first-floor landing, which benefits from useful eaves storage and leads to the principal bedroom. This impressive double bedroom enjoys a large window framing the elevated views and is complemented by a modern en-suite shower room with a walk-in shower and Velux window.

OUTSIDE

To the front, a garden sets the property back from the road, with steps leading to the main entrance. A driveway provides off-road parking for one vehicle and gives access to the single garage.
The landscaped rear garden has been arranged into several distinct areas, including a patio adjoining the kitchen and dining room, providing an ideal setting for outdoor dining and entertaining. The direct connection between the garden and the extended kitchen and dining space further enhances the property's appeal.

SERVICES

Utilities: Mains electric, water, gas and drainage.
Heating: Gas central heating. New boiler in 2017. Water underfloor heating in the Kitchen/Diner. Electric underfloor heating in the main en-suite and family bathroom.
Tenure: Freehold
EPC: C(72)
Council tax band: D
Ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).

AGENTS NOTE

Please note there are restrictive covenants on the title dating back from 1955 - please enquire with agent for further details.

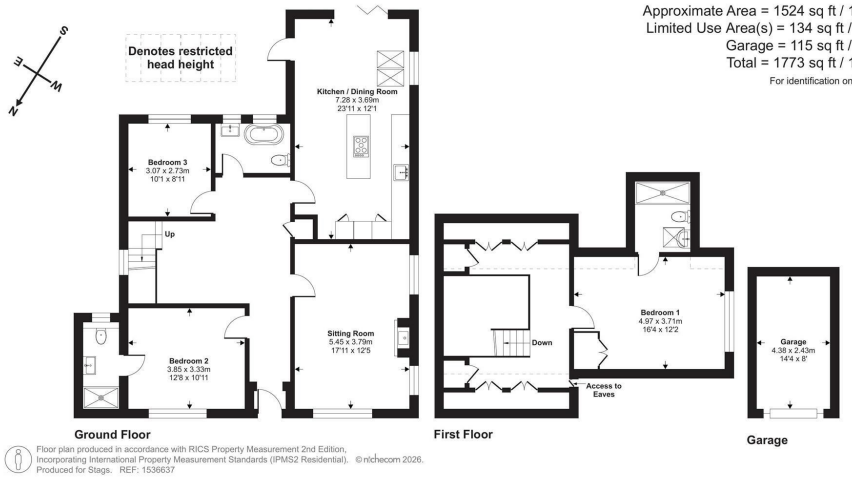


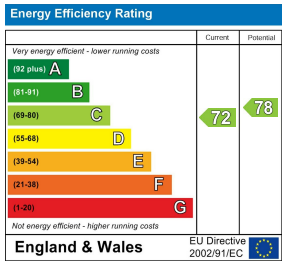




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