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12 Summerway, Exeter, Devon, EX4 8DA



SOUTHGATE
— ESTATES —

£260,000





12 Summerway, Exeter, Devon, EX4 8DA

A three bedroom semi-detached home, situated in the popular residential area of Summerway, Exeter. Offered to the market with no onward chain, the property presents an excellent opportunity for a purchaser to update and personalise the accommodation to their own taste. Further benefits include an enclosed rear garden and gated vehicular access to a hardstanding at the rear of the property. The property occupies a convenient position within easy reach of a range of local amenities, including shops, schools and regular bus services. Exeter city centre is also readily accessible, offering an excellent selection of shopping, restaurants and leisure facilities, together with excellent transport links, making the property well suited to a variety of purchasers.



Ground Floor The front door opens into an entrance porch, leading through to the hallway where stairs rise to the first floor incorporating a useful built-in storage cupboard beneath. Doors provide access to the principal ground floor accommodation. The living room is a well-proportioned reception space featuring a bay window to the front aspect and a fireplace creating a focal point. The dining room is another generous reception room, enjoying a window overlooking the rear garden and providing an ideal space for family meals and entertaining. The kitchen is fitted with a range of wall and base units complemented by fitted worktops and a stainless steel sink and drainer. There is space for a freestanding oven and fridge freezer, whilst a window faces the side aspect. A door opens into the utility room, which benefits from windows to the side and rear aspects together with a door providing access to the garden. A useful adjoining store room offers additional storage, together with space for a washing machine and housing the hot water tank. The ground floor is completed by a cloakroom comprising a WC and a window to the rear aspect.



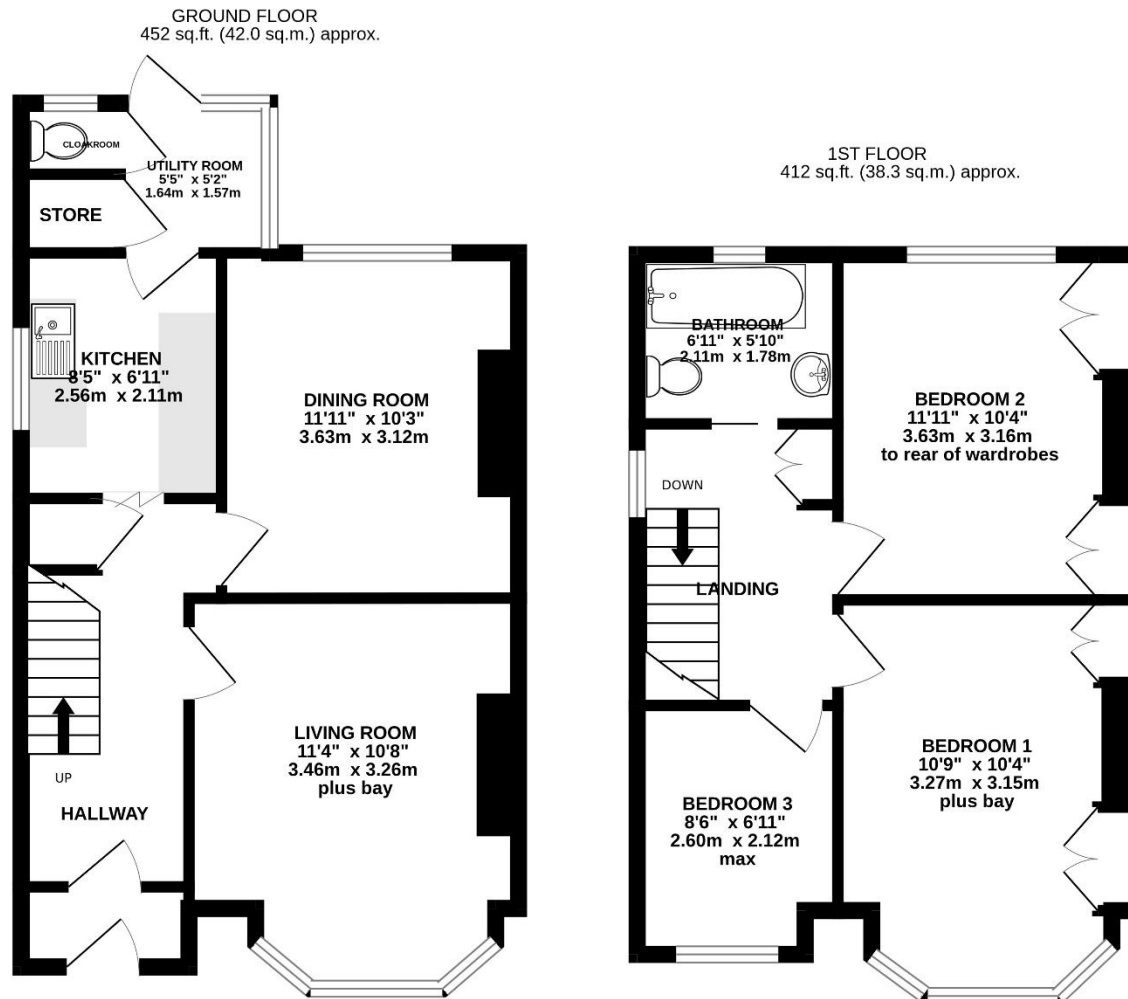
First Floor The landing benefits from a window to the side aspect, a built-in storage cupboard and access to the three bedrooms and the family bathroom. The principal bedroom is a generously proportioned double room featuring a bay window to the front aspect together with built-in wardrobes. Bedroom two is a further double room overlooking the rear garden and also benefits from built-in wardrobes. Bedroom three is a comfortable single room with a window to the front aspect, making it equally suitable as a child's bedroom or home office. The bathroom comprises a bath with a mixer tap and shower over, a pedestal wash basin, a WC and a window to the rear aspect.

Outside The enclosed rear garden provides a pleasant outdoor space, comprising a lawned area together with a raised patio, creating an ideal place for outdoor seating and entertaining. Gated side access provides vehicular access to a hardstanding, offering excellent flexibility for parking if required via a shared driveway.

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

- *3 Bedrooms*
- *Semi-Detached House*
- *Enclosed Garden*
- *No Onward Chain*
- *Popular Location*
- *Hardstanding with Vehicular*





TOTAL FLOOR AREA : 864 sq.ft. (80.2 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		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		



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