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*79 Mincinglake Road, Exeter, Devon, EX4 7DX*



SOUTHGATE  
— ESTATES —

£220,000





*1940s Property, End of Terrace House, No Onward Chain,  
Fully Enclosed South-West Facing Garden, Convenient Location  
Close to Stoke Hill School, Two Generous Double Bedrooms*

Charming 1940s End-Terrace on a Generous Corner Plot with South-West Facing Garden. Occupying a generous corner plot in this popular residential location, this attractive 1940s end-of-terrace home offers bright and well-proportioned accommodation together with superb gardens and exciting potential to modernise. Having been well cared for over the years, the property retains a number of original period features, including panelled internal doors, whilst benefiting from uPVC double glazing throughout.

The accommodation extends to nearly 800 sq ft, and enjoys an abundance of natural light, with windows to the front, side and rear elevations. A welcoming entrance hall leads to a spacious bay-fronted living room, whilst a separate dining room provides an excellent space for family meals or entertaining. The kitchen includes a useful larder cupboard and connects to a garden room, ideal as a utility area, hobby room or additional storage, with direct access to the rear garden.

On the first floor are two particularly generous double bedrooms together with the family bathroom, all arranged around a central landing with a storage cupboard.

While the property would benefit from cosmetic updating, it provides an excellent opportunity for purchasers to create a home to their own specification without the need for major alteration. Electric storage heating is installed throughout.

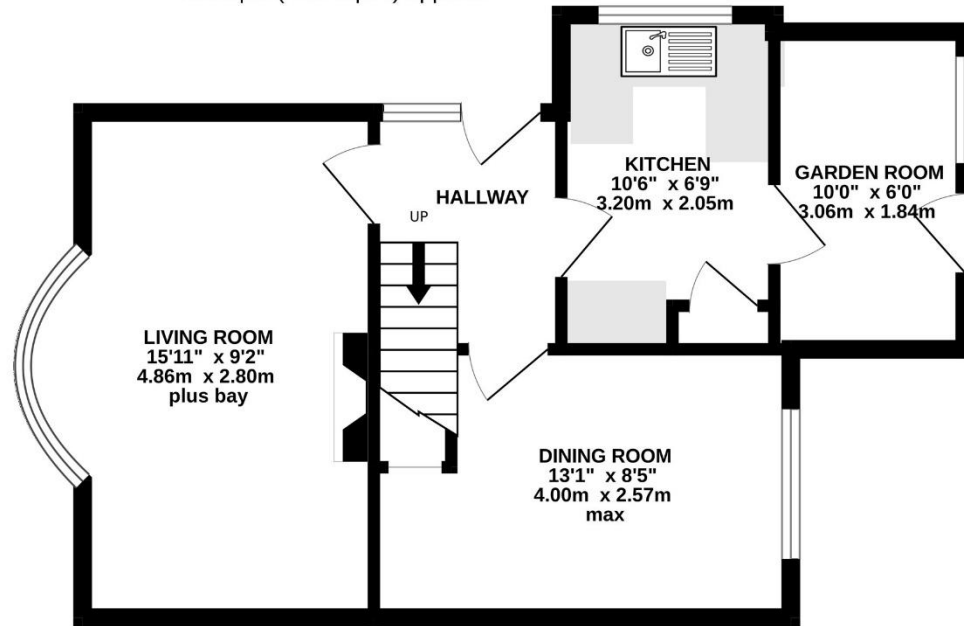
A particular highlight is the outside space. The property enjoys attractive gardens to the front, enhancing its open aspect, whilst the fully enclosed south-west facing rear garden provides an ideal setting for relaxing and entertaining, with both lawn and decked seating areas enjoying the afternoon and evening sun.

Conveniently positioned close to Stoke Hill schools and the excellent range of shops and everyday amenities in Beacon Heath, the property also offers easy access to Exeter city centre, transport links and nearby countryside walks.

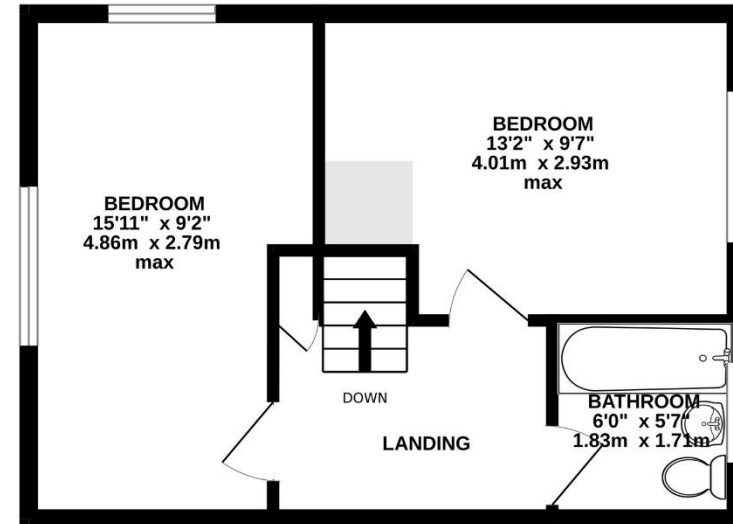
EPC F (Actual 77 - Potential 35)

Council tax band: B

GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



MINCINGLAKE ROAD

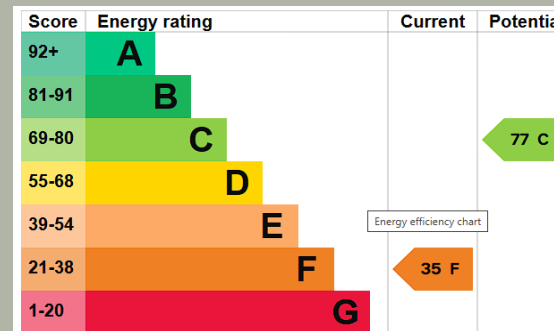
TOTAL FLOOR AREA : 794 sq.ft. (73.8 sq.m.) approx.

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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SOUTHGATE

ESTATES

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