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3 Jennifer Close, Exeter, Devon, EX2 4RB



SOUTHGATE
ESTATES

£575,000





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A substantial semi-detached property situated in the highly regarded area of St Leonards, offering generous and versatile accommodation arranged over two floors. The property benefits from a good-sized South-facing rear garden, a garage and driveway providing off-road parking, together with four bedrooms and a study.

Jennifer Close is situated within the popular St Leonards area, ideally placed for access to Exeter Quay, Magdalen Road shops, and the city centre. The Quay provides riverside walks, restaurants, cafés and shops, while the city centre offers a wider range of high street shops, dining and leisure facilities. There are also excellent transport links in and around the city, with the property well placed for access to local amenities, GP surgeries and schools.



Ground Floor A large entrance hallway provides access to the principal ground floor rooms, with stairs rising to the first floor and useful under-stairs storage. The living room is a good-sized reception room with a bow window to the front aspect, providing a pleasant outlook, together with a feature stone fireplace. The dining room is a further generous reception room, with double doors opening onto the rear garden and a further window overlooking the garden, creating a light and pleasant space with a direct connection to the outside areas. The kitchen is fitted with a range of matching wall and base units with fitted worktops, a tiled splashback and a 1.5 bowl stainless steel sink and drainer unit with mixer tap. Appliances include a double eye-level oven and separate five-ring gas hob with extractor hood over, with space also provided for a fridge and dishwasher. A window to the rear overlooks the garden. There is also useful under-stairs storage and a door leading to the utility room. The utility room provides a useful additional space and is fitted with a range of base units with fitted worktops, an upstand and a stainless steel sink and drainer with mixer tap. Space is provided beneath for a washing machine. A window faces the side aspect and doors provide access to both the shower room and the garden. The shower room comprises a shower cubicle, a low-level WC and a frosted window to the side aspect.



First Floor The first floor landing provides access each of the upstairs rooms, together with a useful built-in cupboard over the stairs. The master bedroom is a comfortable double bedroom with a bow window to the front aspect, creating a light and spacious room, while a built-in wardrobe provides useful storage. Bedroom two is another generous double bedroom, enjoying a pleasant outlook over the rear garden and benefiting from two built-in wardrobes. Bedroom three offers a further double bedroom and has the added benefit of sliding doors opening onto a South-facing balcony. This provides a lovely spot to step outside and enjoy the sunshine, with a further window to the side aspect allowing plenty of natural light. The remaining rooms provide useful flexibility to suit different requirements. Bedroom four is a single bedroom with a front-facing window, and there is a study that could equally be used as a further bedroom. The family bathroom comprises a pedestal wash basin with mixer tap, a bath with shower over and a close-coupled WC, with a frosted window to the rear aspect. There is also a separate cloakroom with a wall-mounted wash basin, close-coupled WC and frosted window to the rear.

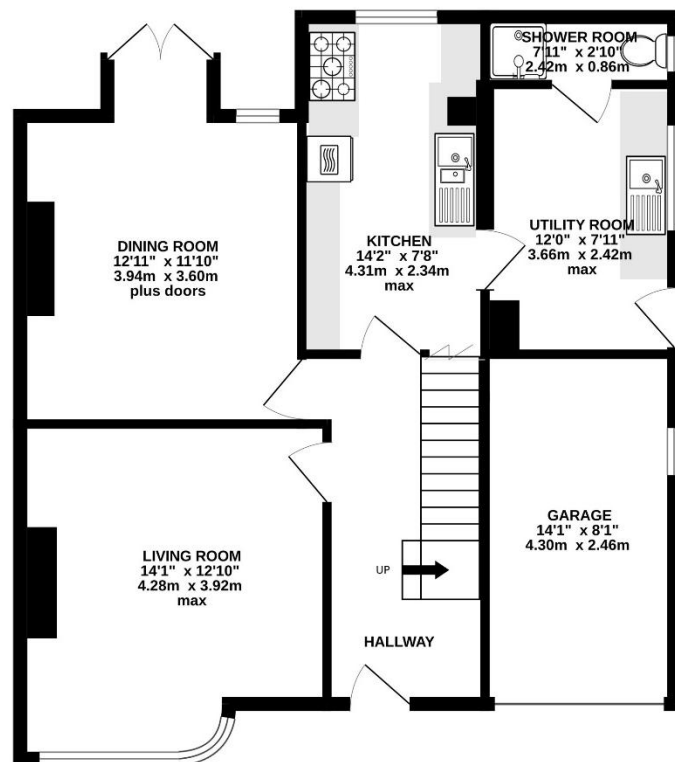
Outside The property benefits from a good-sized enclosed South-facing rear garden, providing a pleasant outdoor space with a patio immediately adjoining the property and providing space for seating. Steps lead to a lawned area, with a variety of mature plants and shrubs to one side, together with raised planters. A further patio at the end of the garden provides a lovely space for outdoor dining or seating, with a pergola over. There is also a garden shed and a gate providing access to the front of the property. To the front, a driveway provides off-road parking, while an up-and-over door gives access to the garage. The garage benefits from power and lighting, together with a window to the side aspect.

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

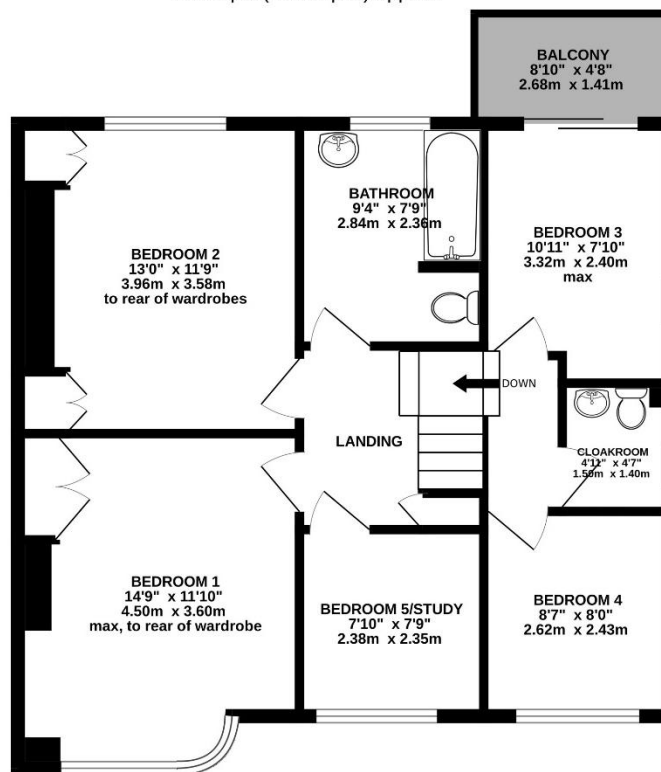
- *4/5 Bedrooms*
- *Semi-Detached House*
- *South-Facing Garden*
- *Garage & Driveway*
- *St Leonards Location*
- *Close to Amenities*



GROUND FLOOR
755 sq.ft. (70.1 sq.m.) approx.



1ST FLOOR
683 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 1438 sq.ft. (133.6 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		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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SOUTHGATE
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