



Bagshot Avenue  
Exeter £575,000



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A beautifully presented semi-detached property, thoughtfully extended to blend classic charm with contemporary living. This inviting home features three comfortable bedrooms and boasts a delightful open-plan kitchen, dining, and living area, perfect for modern lifestyles. Surrounded by enchanting gardens, this residence offers both privacy and convenience in a highly sought-after location.

1930s semi Detached | Three Bedrooms | Spacious Open Planned Ground Floor | Modern Kitchen | Newly Extended Lounge & Diner | Sitting Room | Family Bathroom | Utility Room | Downstairs Cloak Room | Delightful Private Rear Garden and Beautiful Front Garden

## LOCATION

This property resides in a highly desirable and well-regarded area, renowned for its excellent local amenities and community spirit. Residents benefit from easy access to well-regarded primary schools, as well as two prominent hospitals in the vicinity. The delightful shopping parade of Magdaline Street, with its charming boutiques and cafes, is within easy walking distance, as is the vibrant city centre itself. For those who appreciate the outdoors, a short stroll leads to a picturesque river valley park, and it is walking distance to the popular quayside.

## DESCRIPTION

This captivating 1930s property, where period elegance meets modern sophistication, features a welcoming porch that frames a magnificent stained glass front door with side panels, allowing light to cascade into the hallway. First in to the left, the sitting room, graced with a charming box bay window, offers tranquil views over the front garden. A striking 1930s tiled fireplace, complete with a newly installed inset glass-fronted gas fire, forms a focal point.





Further into the home, the spacious open-plan kitchen, dining, and lounge area unfolds. The kitchen is appointed with contemporary white slab door units, complemented by quartz-effect countertops and metro tiles. A large peninsula island thoughtfully defines the space, separating the kitchen from the extended dining and lounge areas. This impressive extension boasts a high vaulted ceiling and expansive sliding glass doors that frames and seamlessly connects the interior with the beautiful rear garden. Off the kitchen, a practical utility room offers space for appliances and a drainer sink, while a convenient downstairs cloakroom provides a white WC and basin. Ascending to the first floor, you'll find two generous bedrooms and a comfortable third bedroom. The first bedroom enjoys a southerly aspect, overlooking the front of the house, while the second bedroom offers views of the garden and includes a built-in wardrobe. The main bathroom is fitted with a bath and overhead shower, along with a modern white WC and hand basin, all finished with elegant white marble-effect tiling.

### GARDEN AND GROUNDS

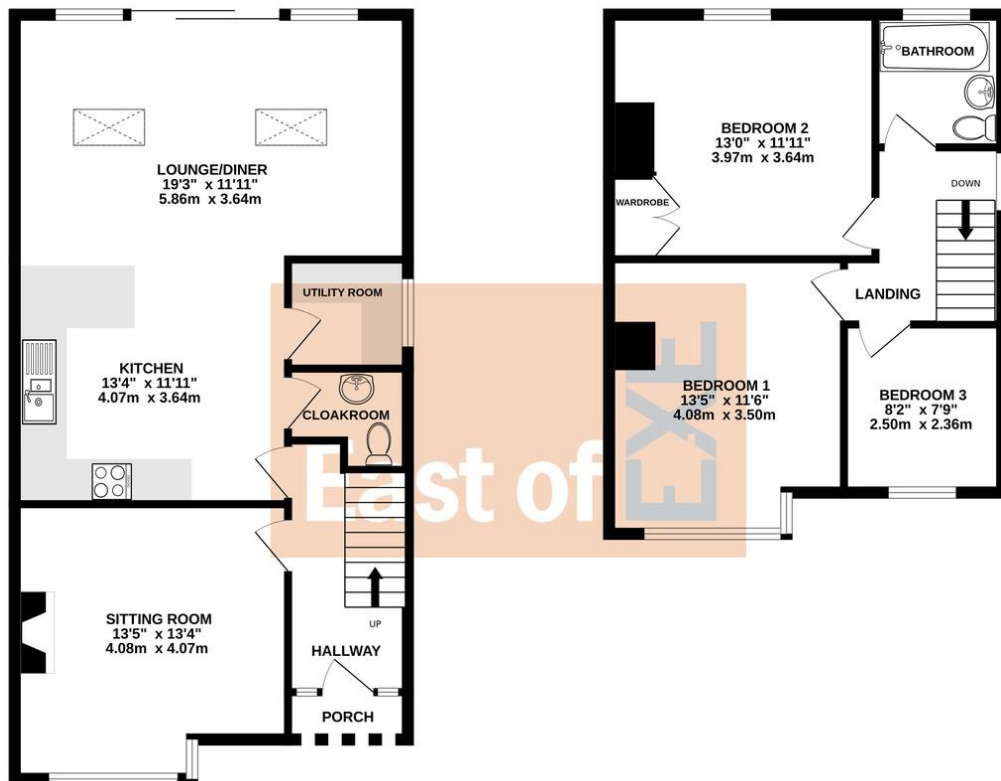
The property is set amidst charming gardens, both front and rear. The front garden is beautifully manicured, set back behind a brick wall with a pathway leading to the front door. A central circular lawn is framed by vibrant flower beds, bursting with an array of flowering plants and shrubs. To the rear, a spacious and private garden awaits, thoughtfully designed for enjoyment and relaxation. A large patio area, laid with stone-effect porcelain tiles, provides an ideal spot for outdoor living. The garden is primarily laid to lawn with mature trees offering a sense of seclusion and privacy. Along the sides, well-tended beds are planted with an assortment of shrubs, adding year-round interest. To the far corner, a raised decked seating area provides an elevated vantage point, while a wooden shed occupies the opposite corner, offering practical storage.





GROUND FLOOR  
689 sq.ft. (64.0 sq.m.) approx.

1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 1143 sq.ft. (106.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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