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14 Resolution Road, Exeter, Devon, EX2 7FL



SOUTHGATE
ESTATES

£350,000

Offers Over





*Detached 3 Bedroom Family Home, 3 Bedrooms,
En-Suite Shower Room, Garage & Driveway, Conservatory,
Low Maintenance Garden*

Offered to the market with no onward chain, this beautifully presented three-bedroom detached home enjoys a highly sought-after position within the popular Greenacres development on the south-eastern fringes of Exeter. Occupying a pleasant setting overlooking an attractive central green, the property offers bright, spacious and well-maintained accommodation throughout, finished in a tasteful neutral décor that is ready for immediate occupation.



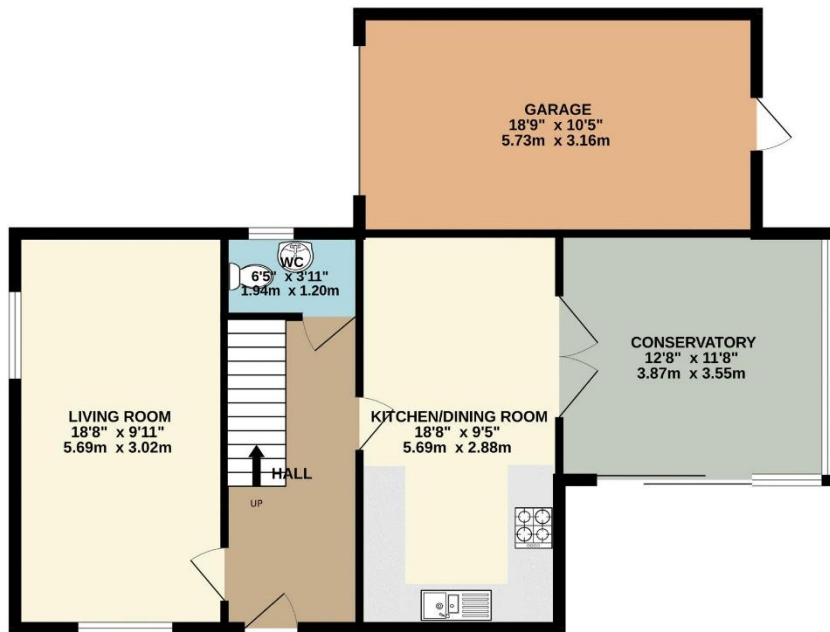
The ground floor comprises a welcoming entrance hall, a convenient cloakroom, a generous living area, and a delightful conservatory providing additional reception space and a wonderful outlook onto the garden. The property also benefits from a fitted kitchen and excellent natural light throughout. Upstairs, there are three bedrooms, including two comfortable doubles. The principal bedroom enjoys the added luxury of an en-suite shower room, while the remaining bedrooms are served by a family bathroom. Externally, the property benefits from a driveway providing off-road parking for two vehicles, an attached single garage, and an attractive side garden offering space to relax and entertain. The front aspect enjoys pleasant views across the adjacent green space, creating an appealing sense of openness within this established residential setting.



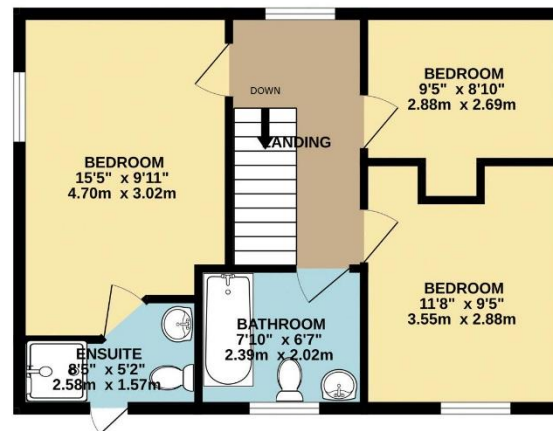
The location is particularly convenient, offering easy access to Exeter city centre by car, train or bus, as well as excellent connections to the motorway network. The charming estuary town of Topsham is within walking distance, renowned for its independent shops, cafés, restaurants and picturesque walks along the beautiful Exe Estuary. Families will also appreciate the proximity to highly regarded local schools, including Clyst Heath and Trinity Primary Schools, and St Peter's Church of England Aided School. Additional benefits include gas central heating, double glazing and freehold tenure.

A superb opportunity to acquire a spacious detached family home in a desirable Exeter location.

GROUND FLOOR
823 sq.ft. (76.5 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 1304 sq.ft. (121.1 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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Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/landlord does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



SOUTHGATE

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50-51 South Street, EX1 1EE

01392 207444

info@southgateestates.co.uk