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72 Dorset Avenue, Exeter, Devon, EX4 1ND



SOUTHGATE
ESTATES

Offers in excess of

£350,000





72 Dorset Avenue

A three bedroom semi-detached family home located in the popular area of St Thomas. The property has the advantage of a garage with off-road parking to the front and an enclosed garden to the rear. The internal accommodation briefly consists of an entrance porch and hallway, a living room, a separate dining room, a kitchen and a downstairs cloakroom. Upstairs are the three bedrooms (two of which are doubles) and the shower room.

The excellent location benefits from a range of nearby amenities including primary and secondary schools, GP surgeries, Sylvan Heights Play Area and a variety of shops and cafes along St Thomas' high street. St Thomas also includes a train station and bus routes in and out of the city.



Ground Floor The front door opens to an entrance porch with windows to the front and side aspects and a door leading into the welcoming hallway. This space provides access into the living room, with stairs rising to the first floor and a built-in storage cupboard. The living room is a well-proportioned reception room enjoying a large window to the front aspect allowing ample natural light to the space. There is also a feature fireplace and doors leading into both the kitchen and the dining room. The kitchen contains a range of matching wall and base units with fitted worktops, a tiled splashback and a circular stainless steel sink and drainer unit with a mixer tap over. Integrated appliances include a double eye-level oven with a separate electric hob and extractor hood over, along with space for a dishwasher and an under-counter fridge. An archway to the rear is a real focal point of the room, with lovely views out to garden across the dining room. A sliding door opens to the lobby area which provides access to the garden, the garage, and to the impressive dining room, with direct access out to the garden, and windows to both the rear and side aspects.



First Floor Stairs rise to the first floor landing which features a window to the side aspect, a built-in storage cupboard, and access to the three bedrooms and the bathroom. The master bedroom is a good-sized double bedroom benefitting from a window to the front aspect, and ample built-in storage, with a wall of mirrored wardrobes, and a further built-in mirrored wardrobe. Bedroom two is a further double room, complemented by a window to the rear aspect overlooking the garden, with far-reaching views. There is also a built-in mirrored wardrobe. The third bedroom is a single room offering built-in storage over the stairwell, plus a window to the front aspect. Lastly, the shower room comprises a pedestal wash basin with a mixer tap over, a shower cubicle, a close-coupled WC and a frosted window to the rear aspect.

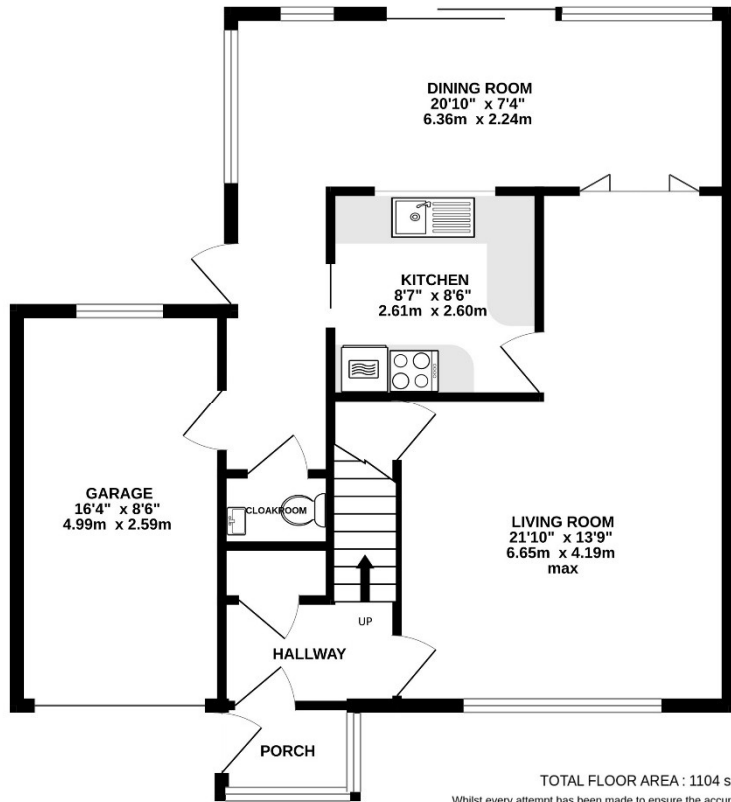
Garden, Garage & Driveway Doors open out to the well-proportioned rear garden which enjoys a patio area leading out from the dining room, providing a perfect spot to enjoy al-fresco dining. Steps lead down to the remainder of the garden which has the advantage of a lawned section to the side, and a further patio to the rear, with a pergola, offering a lovely space for seating. In addition, there is a garden shed and a gate leading to the front of the property. The garage is serviced by power and lighting and includes a window to the rear aspect, plus an up-and-over door opening to the driveway providing off-road parking.

Property Information Tenure: Freehold. Council tax band: D. EPC: D.

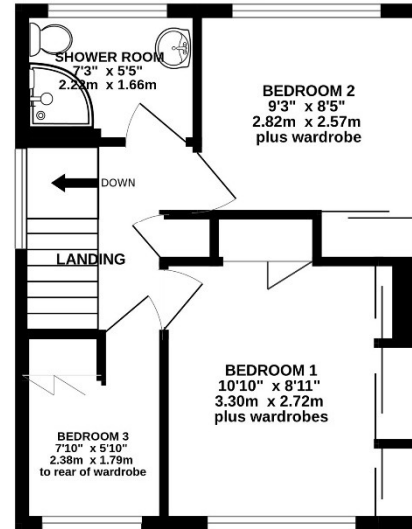
- *3 Bedrooms*
- *Garage & Driveway*
- *Enclosed Garden*
- *Far-Reaching Views*
- *Semi-Detached House*
- *Popular Location*



GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 1104 sq.ft. (102.5 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		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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SOUTHGATE
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