



12, Shakespeare Road



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Exeter, Devon, EX2 6BP

Royal Devon and Exeter Hospital (0.5 Miles), Ludwell Valley Park (0.5 Miles)

A spacious 1930s semi-detached family home set on a generous corner plot with gardens to three sides

- Large corner plot
- Multi-fuel stove
- Private driveway
- Convenient location
- Council tax band: B
- Three bedrooms
- Sun/dining room
- Good decorative order
- EPC: C(70)
- Freehold

Guide Price £250,000

SITUATION

The property is situated in a well-established residential area, convenient for local amenities, schooling and access to main routes. The surrounding neighbourhood comprises similar period homes, and the setting is ideal for families seeking good outside space while remaining close to day-to-day facilities.

DESCRIPTION

Occupying a notably generous corner plot, this spacious 1930s semi-detached family home offers well-proportioned accommodation and attractive gardens to three sides. Presented in good decorative order throughout, the property features three bedrooms, two reception areas and a characterful dining/sun room constructed from cob and stone.



The layout provides a welcoming reception hall, a comfortable sitting room with multi-fuel stove, and a well-equipped kitchen leading through to the charming dining/sun room. There is also a ground-floor bathroom. Outside, the plot includes lawned areas, established hedging, a timber shed and private driveway access behind timber gates.

ACCOMMODATION

A cob-and-stone entrance vestibule with arched windows leads into the reception hall with stairs to the first floor and an understairs cupboard. The ground-floor bathroom is fitted with an oak panelled bath and shower, wash hand basin and high-level WC. The sitting room enjoys a front aspect and features a multi-fuel stove set into a recessed fireplace, with a feature archway opening into the kitchen, which offers a range of units, fitted oven and gas hob, space for appliances, wall-mounted boiler and rear window. A part-glazed door leads into the characterful cob-and-stone dining/sun room with brick-paved floor, power and light, integral cupboard and arched rear windows. On the first floor are three bedrooms: a front-facing main bedroom with two windows, a rear double bedroom, and a third bedroom with fitted shelving and hanging rail.

OUTSIDE

The property stands on a good-size corner plot with gardens to three sides. Timber double gates open to a gravelled driveway and path to the front door. To the front lies a level lawn with shrub planting. To the side, a further generous lawned area with additional planting enjoys good natural light. A gravel path leads to the rear garden, which includes a further area of lawn and a timber shed. The gardens are enclosed by timber fencing and neatly maintained natural hedgerows, offering privacy and space for families or keen gardeners.

SERVICES

Utilities: Mains drainage, gas, electricity and water

Heating: Gas boiler and wood burner

EPC: C(70)

Standard, Superfast and Ultrafast broadband available (Ofcom)

EE, Three, O2 and Vodafone network available (Ofcom)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

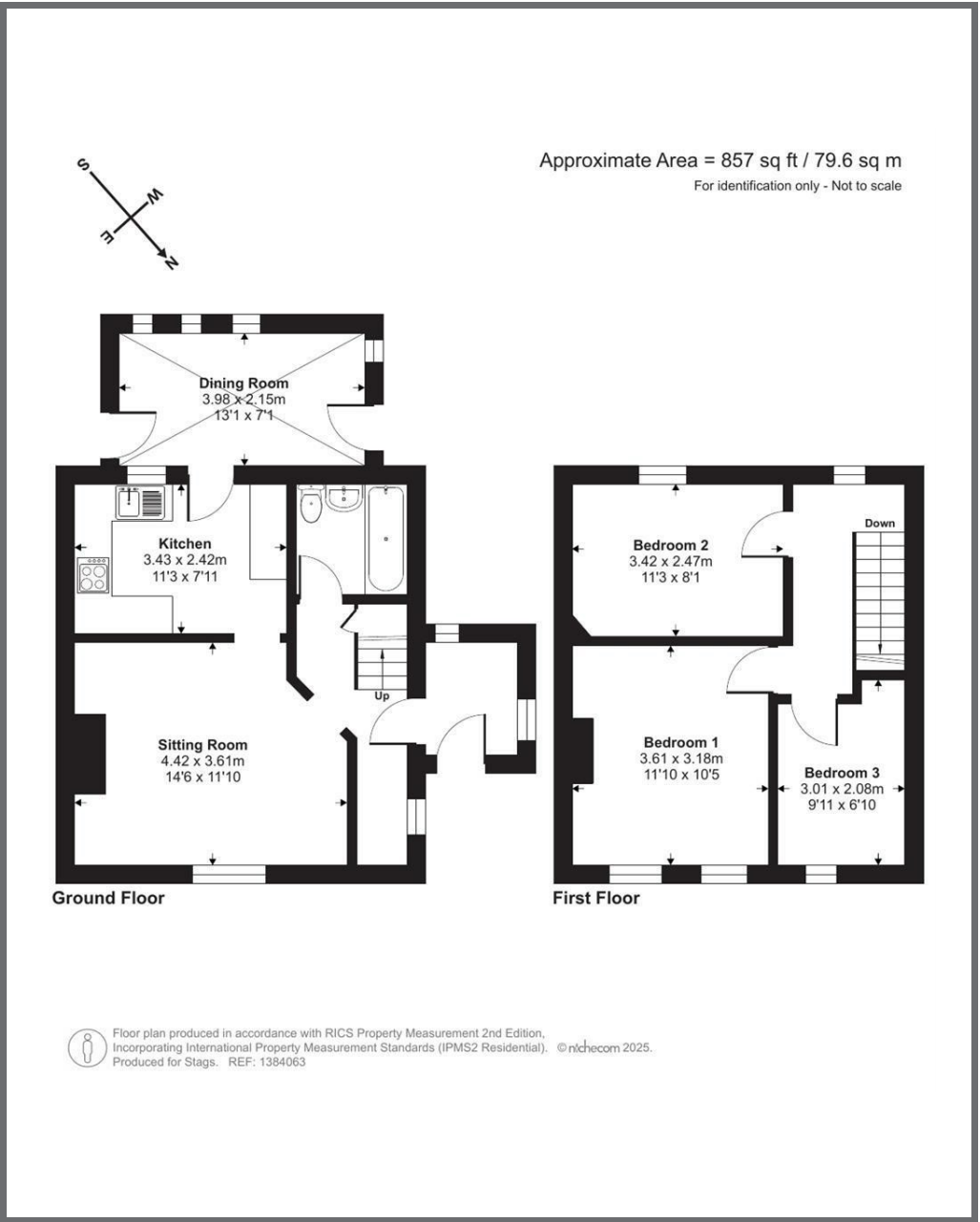


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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