



Vaughan Road, Exeter, EX1 3DH

Guide Price £500,000

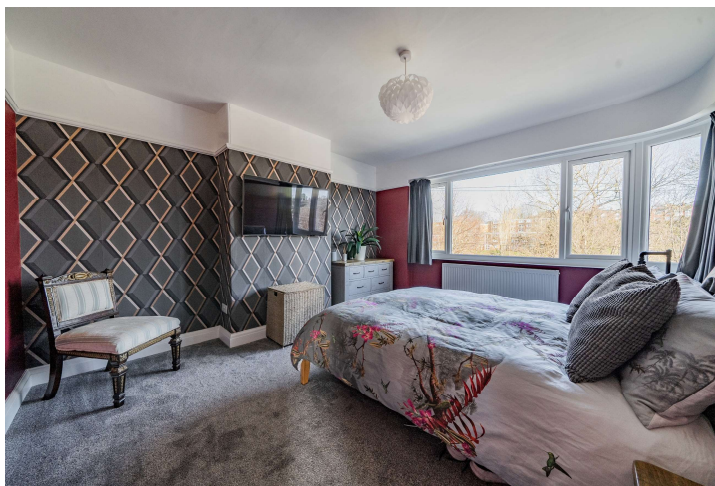
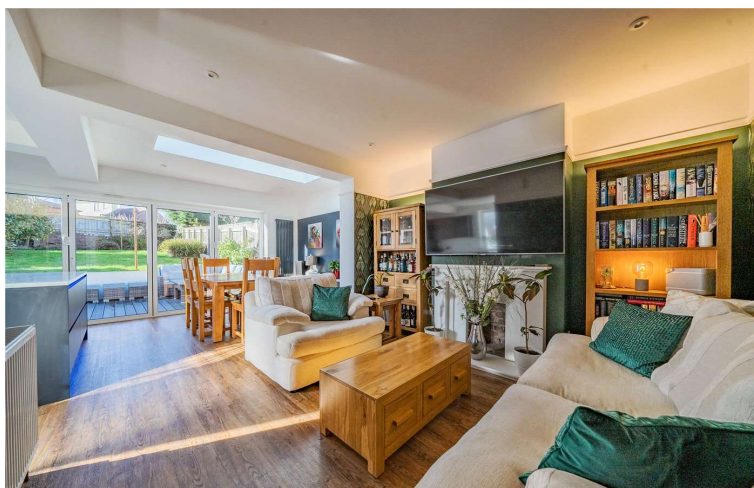
Welcome to Vaughan Road, a beautifully modernised and fully renovated three-bedroom semi-detached home nestled in the sought-after Heavitree area of Exeter. This 1930s property seamlessly blends classic charm with contemporary elegance, offering a comfortable and stylish living environment.

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DESCRIPTION:

The property is approached by a newly paved driveway providing off-road parking for 2 cars along with EV charging point. This leads to a detached single garage with up and over door at the side. The front garden features low maintenance shrubs and plants.

The fully enclosed rear garden is predominantly laid to lawn with planted borders. Facing mainly west, the garden and large decked area adjoining the property makes the most of the sun from afternoon to evening.

Steps up to the newly fitted composite front door opens to the large, welcoming reception hallway, with stairs rising to the first floor and under stairs storage cupboard and doors to the sitting room, kitchen/dining/family room, and downstairs cloak/utility room with low level WC, basin with mixer tap and obscured window to side aspect. There is plumbing for a washing machine and a newly fitted Glowworm combination boiler pairs with the new radiators throughout, controlled by an integrated Tado smart thermostat with geo-location technology. Low maintenance, wood effect luxury vinyl tiles cover the floor and flow seamlessly into the downstairs cloakroom and kitchen/dining/family room.

The sitting room is a lovely bright and spacious reception room featuring a large, curved bay window enjoying a pleasant, leafy outlook to the front. There's a gas, coal effect fire with attractive, decorative wooden surround and mantelpiece and marble hearth. The room also benefits from ceiling mounted, entertainment speakers.

The large kitchen/dining/family room makes for the perfect family entertainment space and incorporates a new extension completed by the existing owners in 2024.

A stunning feature of this room is the 5m bi-fold aluminium doors which extend out onto the large composite garden deck with gate to the side. The modern, handle less System Six kitchen comprises a selection of wall units with an extensive use of pan drawer base units, solid quartz worktop with undermounted LED lighting, and a deep, double ceramic sink with Quooker boiling water tap. There is a large window to side aspect. The kitchen comprises a full suite of integrated Bosch appliances including fridge freezer, oven, microwave/oven, warming drawer, dishwasher, under-counter fridge and vented, induction hob. There is a large island unit providing ample worktop space and the dining area can easily fit a large dining table and chairs over which is a large, triple glazed skylight. The casual seating area with fireplace makes this a stunning entertainment space for family and friends.

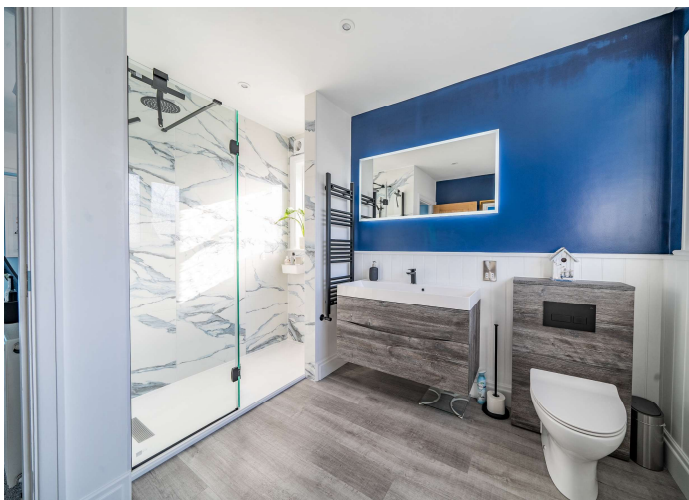
From the reception hallway, the first floor is approached by an attractive staircase with window to the side, opening at the top onto a large landing, perfect for a workstation and with doors opening to;

Bedroom one is a spacious double room enjoying an open outlook to the front and the trees opposite.

Bedroom two is a further spacious double with large window overlooking the rear garden. This room features a large built-in Sharps wardrobe.

Bedroom three is a comfortable room with an open outlook to the front. This room also features a large built-in Sharps wardrobe.

The newly fitted, double aspect bathroom offers a classic feel with contemporary black Crosswater fittings, comprising a large vanity wash hand basin with mixer tap and storage, low level WC, large tiled walk-in shower enclosure with rainfall shower and glazed screen. There is also a stylish freestanding bath with mixer tap, a large heated, illuminated mirror and heated towel rail.



At a glance....

1930's Semi Detached House
Beautifully Modernised by the Current Owners
Spacious Sitting Room with Large Bay Window
Open Plan Kitchen/Dining Room/Family Room
Large Bifold Doors with Views over the Rear Garden
Utility/Cloakroom
Three Spacious Bedrooms
Bathroom
Superb Fully Enclosed Garden
Garage and Driveway
EV Charging Point
Great Location

PROPERTY INFORMATION:

Freehold
Council Tax Band: D
Mains Electric, Gas, Water and Drainage

The vendor has advised the following:
Mains gas (serving the central heating boiler and hot water), mains electricity, water and drainage.
Gas fire in the sitting room

Broadband: Ultrafast. Approx. Download speed 1800 Mbps and Upload speed 220 Mbps.
Mobile signal: Several networks currently showing as available at the property.

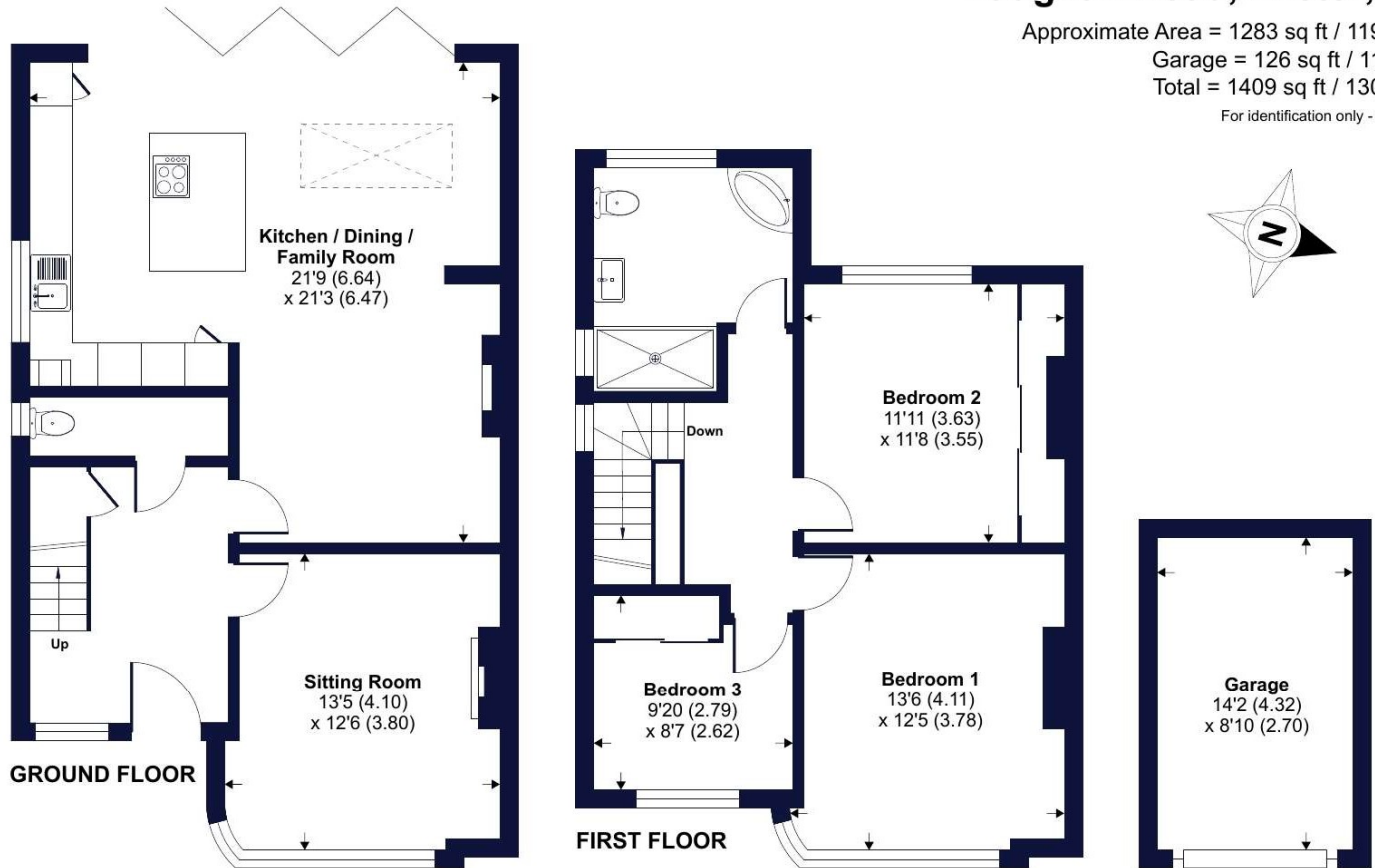
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Approximate Area = 1283 sq ft / 119.1 sq m

Garage = 126 sq ft / 11.7 sq m

Total = 1409 sq ft / 130.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Winkworth. REF: 1238272

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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