

STAGS

51, Mincinglake Road

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, Exeter, Devon EX4 7DZ

Exeter cathedral (1.6 Miles), Polsloe bridge station (0.5 Miles)

A spacious five-bedroom house with generous garden, parking and solar panels offered for sale with no onward chain.

- No onward chain
- Solar panels
- Large log cabin
- EV charging point
- Council tax band: C
- Two parking spaces
- Battery storage
- Five bedrooms
- Flexible accommodation
- Freehold

Guide Price £350,000

SITUATION

Mincinglake Road is situated in the popular Stoke Hill area of Exeter, approximately two miles from the city centre. The area offers a range of local amenities, with regular bus services and convenient access to the University of Exeter, the city centre and major road links. There are also a number of local schools and everyday shopping facilities within easy reach.

DESCRIPTION

51 Mincinglake Road is a spacious and versatile five-bedroom house arranged over three floors. The property provides well-proportioned accommodation with three reception/flexible-use rooms on the ground floor, three bedrooms on the first floor and two further bedrooms on the second floor. Outside, there is a good-sized rear garden with a substantial patio and large log cabin/summer house. The property also benefits from two parking spaces, an EV charger, 12 solar panels with battery storage and is offered for sale with no onward chain.







ACCOMMODATION

The property is approached via a few steps leading to the front door, which opens into the entrance hall with useful understairs storage. To the right is a generous sitting room with a double-glazed window overlooking the front. At the end of the hallway is the kitchen/breakfast room, fitted with a range of matching floor and wall-mounted units and incorporating a large breakfast bar. A door leads from the kitchen into a further reception room, currently used for additional living space but offering excellent flexibility as a study, dining room or further reception room. A ground floor WC completes this level, together with a door providing access to the rear garden.

The first floor has a large landing leading to three well-proportioned double bedrooms and the family bathroom, which is fitted with a bath and shower over. The second floor provides two further bedrooms, both benefiting from Velux windows and pleasant views. This completes the five-bedroom accommodation, with useful eaves storage also available on this floor.

OUTSIDE

To the front of the property are two parking spaces, one of which benefits from an EV charging point. The rear garden is a particularly useful feature, with a large paved patio providing an ideal area for outdoor dining and entertaining, leading onto a good-sized lawned area. The garden also houses a substantial log cabin/summer house with light and power, providing a versatile additional space for working from home, hobbies or storage.

SERVICES

The property has been fitted with 12 solar panels and battery storage, offering the benefit of renewable energy generation and storage. The property is offered for sale with no onward chain.
Utilities: Mains electric, water, gas and drainage.
Heating: Gas combi boiler
Tenure: Freehold
EPC: C(79)
Council tax band: C
Ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).

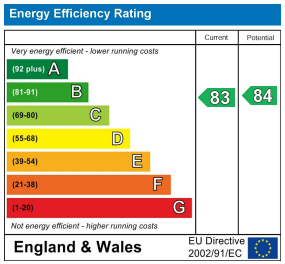






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21/22 Southernhay West,
Exeter, Devon, EX1 1PR

exeter@stags.co.uk

01392 255202

