



Mid Terraced FAMILY home

CHECK OUT this inviting Mid Terrace HOME in Beacon Heath, only a short distance from Exeter City Centre. This property is well presented with 3 Bedrooms, Bathroom, Separate WC, Sitting Room/Dining Room, Kitchen and Breakfast Area. Outside there is off-street parking and a generous rear garden. This house would make an ideal FAMILY HOME or a great investment for a First Time Buyer.

16 Merlin Crescent | Exeter | EX4 9AH

complete.

thoroughly good property agents



PROPERTY TYPE

Mid Terraced House



SIZE

262 sq ft



LOCATION

Urban



AGE

1950s, 1960s and 1970s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Fired Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

73C



COUNCIL TAX BAND

B



In a nutshell...

- Three Well Presented Bedrooms
- Modern Kitchen and Breakfast Area
- Spacious Sitting Room
- Bathroom with Separate WC
- Generous Rear Garden With Workshop
- Off-Street Parking
- Ideal First Home or Investment
- Gas Central Heating
- Close to City Centre





the details...

Located in the popular and conveniently located residential suburb of Exeter, this property is well presented and feels warm with gas central heating a double glazing.

The dual front door is accessed via the driveway and sheltered beneath a storm porch. The entrance hallway has attractive wood affect laminate flooring throughout and stairs immediately in front of you that rise to the first floor. The kitchen is accessed via a delightful seating area with gorgeous painted brick walls. This area is the perfect sunny spot to enjoy a cup of tea and some breakfast. There is also useful storage under the stairs with space for coats and shoes.

The kitchen is modern and well equipped with wall and floor mounted shaker style units, integrated electric oven, gas hob, wash basin with double drainer and practical larder cupboard. There is also space for a washing machine and fridge/freezer. Extra units in the corner of the kitchen act as the perfect tea and coffee station, whilst a door leads directly out to the rear garden.

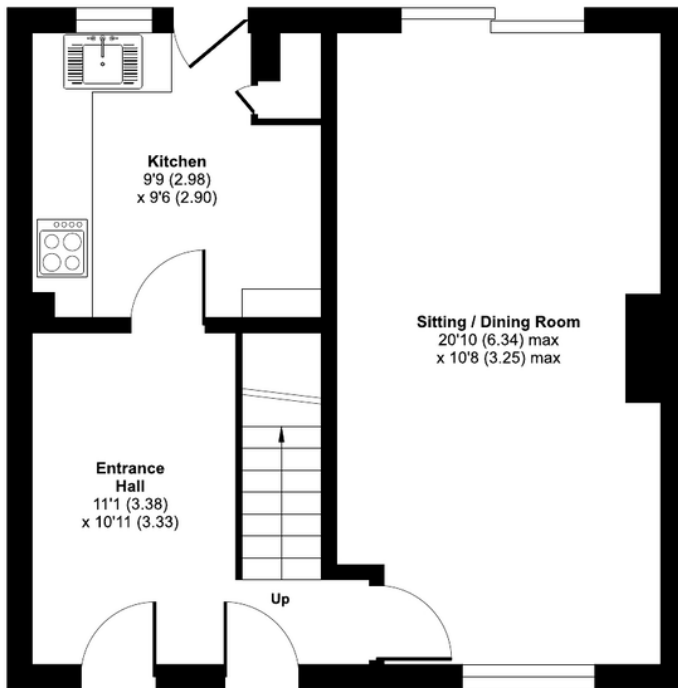
Completing the ground floor is the spacious sitting room. This room has plenty of space for both living room and dining room furniture and exposed brickwork creates a chic look. A window overlooks the front of the property whilst sliding doors lead directly onto the rear garden patio. The fireplace is currently out of use but creates an attractive focal point with practical storage on either side.



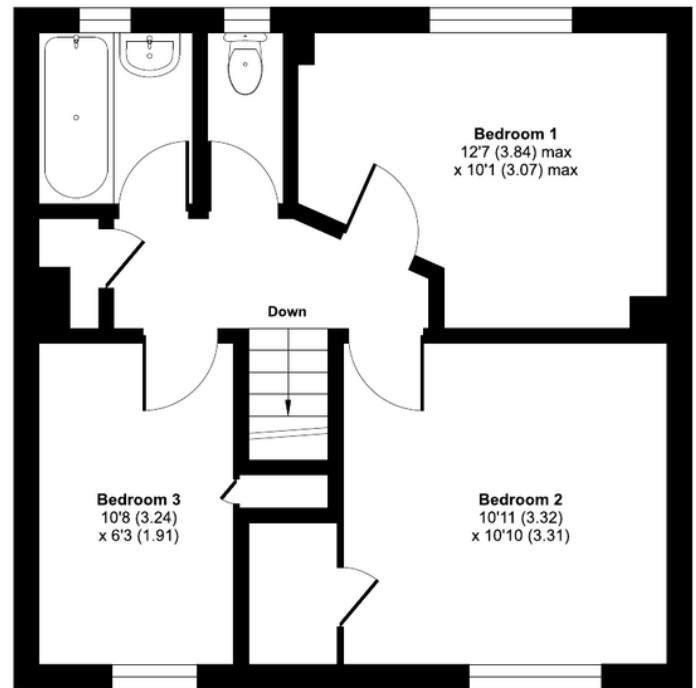
Merlin Crescent, Exeter, EX4

Approximate Area = 858 sq ft / 79.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Ashtons Complete (Complete Property). REF: 1229150



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The first floor is carpeted throughout and comprised of three bedrooms, a bathroom and separate WC. The Master Bedroom is bright and airy with space for double bed and benefits from a walk-in wardrobe with shelves and hanging space. Bedroom two overlooks the rear garden and has plenty of space for a double bed and extra furniture. Bedroom three is currently utilised as an office space and benefits from a built-in cupboard. The bathroom is tiled throughout with statement vinyl flooring. There is a bath with electric shower over as well as an integrated shower head, wall-mounted wash basin, heated towel rail and frosted glass window. The WC is immediately next door with the same statement vinyl flooring and water-saving combination Two-In-One Wash Basin and Toilet. Finally, in the hallway you will find the airing cupboard where the boiler is stored.

Outside, the property has a generous and beautifully landscaped rear garden. There is a patio with both electric and water outlet and steps leading to an area of lawn and mature shrubs. In the rear garden you will find a large shed with light and its own fuse box. To the front of the property is a driveway with parking for two cars.

Tenure - Freehold
Council Tax Band B



the location...

Shops and eateries of every kind, a cathedral, lovely architecture, university, racecourse, the Exeter Chiefs Rugby Team – Exeter has the lot. It's well connected too: the M5 and direct trains to Paddington (in as little as 2h10) and an international airport.

Shopping

Late night pint of milk: Spar 0.2 miles

City centre: Exeter

Supermarket: Morrisons 0.6 miles

Relaxing

Beach: Exmouth 11.7 miles

Exeter Golf and Country Club: 4.5 miles

Mincinlake Valley 1.1 miles

Exeter Circle

Travel

Bus stop: Beacon Heath Shops 0.2 miles

Train station: Exeter St David's 2.7 miles

Main travel link: M5

Airport: Exeter 4.1 miles

Schools

Willowbrook School 0.3 miles

Stoke Hill Junior School 0.6 miles

Pinhoe Primary School 1.2 miles

Whipton Barton Junior School 0.2 miles

Please check Google maps for exact distances and travel times. **Property postcode: EX4 9AH**





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