



7 Aldrin Road
Exeter, **EX4**





An impressive modern 4 bedroom family home in a popular neighbourhood with convenient transport links.



Exeter Central Station 1.6 miles, Exeter St Davids Station 2.2 miles, Exeter St Thomas Station 2.3 miles, Exeter International Airport 6.1 miles, Exmouth Town 12.1 miles, Sidmouth Beach 16.1 miles, Teignmouth Beach 17 miles.

Situation

Located in an Area of Outstanding Natural Beauty, the cathedral city of Exeter encompasses a wealth of leisure facilities, activities and amenities. There are great dining choices in the city particularly in the Queen St Dining square. There are also a range of independent shops on the high street, Historic Quayside and Princesshay with various leisure clubs in the area catering for rugby, golf and tennis and more.

The semi-rural setting belies the excellent transport links from the city's four mainline train stations with regular links to Plymouth, Bristol and London Paddington. The nearby A30 and M5 lead to the wider motorway network and national and international flights from Exeter International Airport. The property is perfectly situated for three sandy beaches, for the summer months, and the rest of the Devon Coast.

In the region, there are excellent education establishments within 3 miles of the home and further afield such as Exeter College, Exeter Mathematics School and St Leonard's CofE Primary School, all rated 'Outstanding' by Ofsted. The world renowned University of Exeter is less than a mile away.

Description

The beautiful accommodation incorporates modern fixtures and unique architectural features such as large windows and doors flooding each living space with natural light. The property's elevated position grants it panoramic views over the surrounding area and countryside beyond.

The front porch leads the ground floor entrance hall which interconnects the bright living spaces and cloakroom. The stylish kitchen/dining room, with its matching wall and base units, offers integrated appliances such as the double oven, electric hob and extractor fan over. The kitchen benefits from access to the rear paved patio and garden beyond perfect for al fresco dining. The ground floor is completed by the cosy study and living room with feature fireplace and double patio doors to the garden.

To the first floor, there are four well-proportioned bedrooms with the principal bedroom incorporating a sizeable dressing room and en suite bathroom with corner walk-in shower, wash hand basin and low level WC. The family bathroom has a corner panelled bath, wash hand basin and low level WC.

The accommodation offers unparalleled views, with modern conveniences and notable features, all arranged over three floors.







Garden and Grounds

On approach, the main road leads to a large drive with off-street parking for several cars and a garage. The well-maintained lawn and paved pathway at the front and rear garden add further character to the home. The home enjoys an elevated position over the city and is afforded picturesque views. The expansive rear garden is well manicured and, bordered by wooden fencing, provide the perfect location for al fresco dining and entertaining in the upper and lower gardens.

Directions (EX4 5DN)

Head south on Southernhay East towards Chichester Mews. Turn left on to Barnfield Road and then turn left on to Western Way/B3212. At the roundabout, take the 3rd exit and stay on Western Way/B3212. At the next roundabout, take the 2nd exit and continue to Sidwell Street. Continue onto Old Tiverton Rd and after 0.4 miles, at the roundabout, take the 2nd exit onto Stoke Hill. Turn left onto Rosebarn Lane and then take a right onto Aldrin Road. 7 Aldrin Road will be on the left hand side.

Services

Mains gas and electric and water.

Local Authority

Exeter City Council, Civic Centre, Paris St, Exeter EX1 1JJ.

Tel: 01392 277 888. www.exeter.gov.uk

Tenure

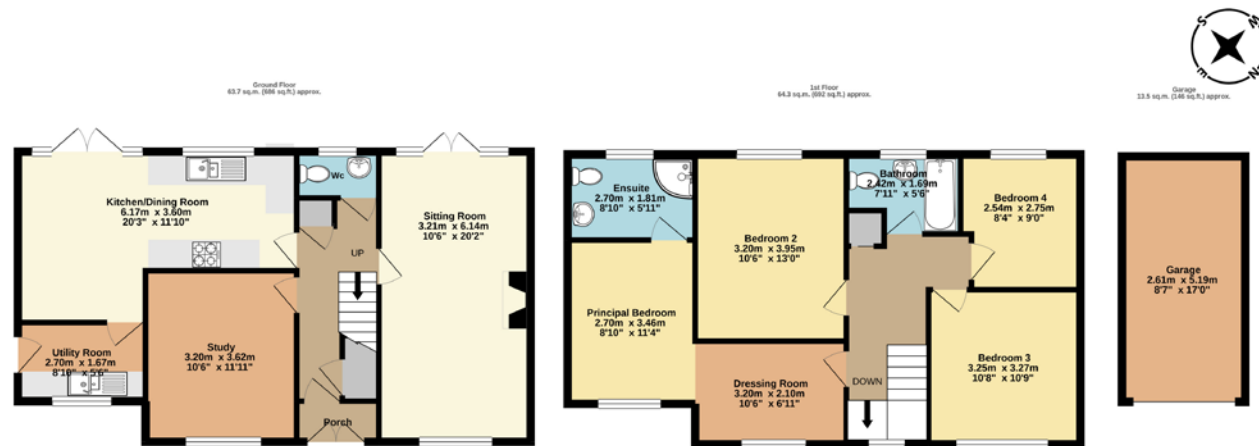
Freehold

Tax Band

E

EPC Rating

C



TOTAL FLOOR AREA : 141.6 sq.m. (1524 sq.ft.) 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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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2020. Photographs and videos dated August 2020.

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