



Sylvan Road, Exeter, Devon





A well-presented **five bedroom townhouse** in a popular north Exeter neighbourhood.

Summary of accommodation

Ground Floor: Drawing room | Dining room/playroom | Kitchen/breakfast room | Laundry/utility | Cloakroom

First Floor: Three bedrooms | Family bathroom

Second Floor: Two bedrooms | Shower room

Outside: Garden

Distances

Exeter city centre 0.6 miles, Exeter St. David's station 1.5 miles (2 hours to London Paddington)

M5 (Jct 29) 3.2 miles, Exeter Airport 4.7 miles (1 hour to London City Airport)

(All distances and times are approximate)



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Location

The property is in the Pennsylvania suburb of Exeter, within easy reach of local amenities and with the beautiful Devon countryside just moments away. The northern suburbs of Exeter have several everyday amenities, including local shops, supermarkets, pubs, cafés, restaurants, doctor's surgeries and pharmacies. Exeter city centre is just under a mile away, and offers a wide choice of cultural activities, with the theatre, museum, arts centre and a wealth of good shopping and restaurants, including John Lewis.

The area has plenty of leisure activities to choose from, with several sports and leisure clubs within easy reach, golf at Exeter Golf and Country Club, rugby, football, horse riding, sailing, hiking the Jurassic Coast, fishing as well as access to several sandy beaches within 15 miles of the property.

There are excellent transport links, with easy access to the M5, while the city's mainline stations offer direct services to London Paddington and Waterloo. Exeter International Airport, five miles away, provides an ever-increasing number of domestic and international flights including twice daily flights to London City.

Schooling in the area is of the highest standard, with outstanding-rated state schools and several excellent independent schools in and around the city. Within two miles of the property, you will find the Stoke Hill Infant and Nursery School, Ladysmith Infant and Nursery School, St Michael's Church of England Primary Academy and Exeter College, all rated 'outstanding' by Ofsted.

The property

This handsome five bedroom period townhouse is set on a highly sought-after residential street, in Stoke Hill, less than a mile from Exeter's vibrant city centre. The property is arranged across three levels and features splendid red brick elevations and elegant detailing outside, while inside there are comfortable and well-presented reception rooms, displaying many of the property's original period features, and welcoming plenty of natural light through large sash windows.



At the front of the ground floor there is a well-proportioned sitting room with a bay window, elegant Lincrusta ceiling and frieze corning and an impressive fireplace with a gas stove. The ground floor also has a dining room or playroom with a cast-iron fireplace, which adjoins the kitchen/breakfast room and utility at the rear via double doors.

The kitchen and breakfast room has French doors opening onto the rear gardens and includes space for a dining or breakfast table. The kitchen itself has fitted units to base and wall level, as well as integrated appliances. Through an arched entrance there is a utility and laundry area with further storage and space for household appliances.

On the first floor there are three double bedrooms, all with the original period fireplaces, including the generous principal bedroom at the front, with its bay window welcoming plenty of natural light. The first floor also has a family bathroom which features the original stained glass window.

The second floor has an additional two double bedrooms, with original fireplaces, plus a shower room with modern fittings.



Garden and grounds

At the front of the property, a gated entrance provides access to the pathway leading to the entrance. The front gardens feature various shrubs and hedgerows. At the rear there is an area of paved terracing and a lawn with raised beds and borders of red brick wall and hedgerows. On-street parking is available along Sylvan Road.

Services

Gas, electricity, and mains drainage

Directions

Postcode: EX4 6EW

[what3words///songs.boot.groups](https://www.what3words.com/songs.boot.groups)

Property information

Tenure: Freehold

Local Authority: Exeter City Council

Council Tax: Band E

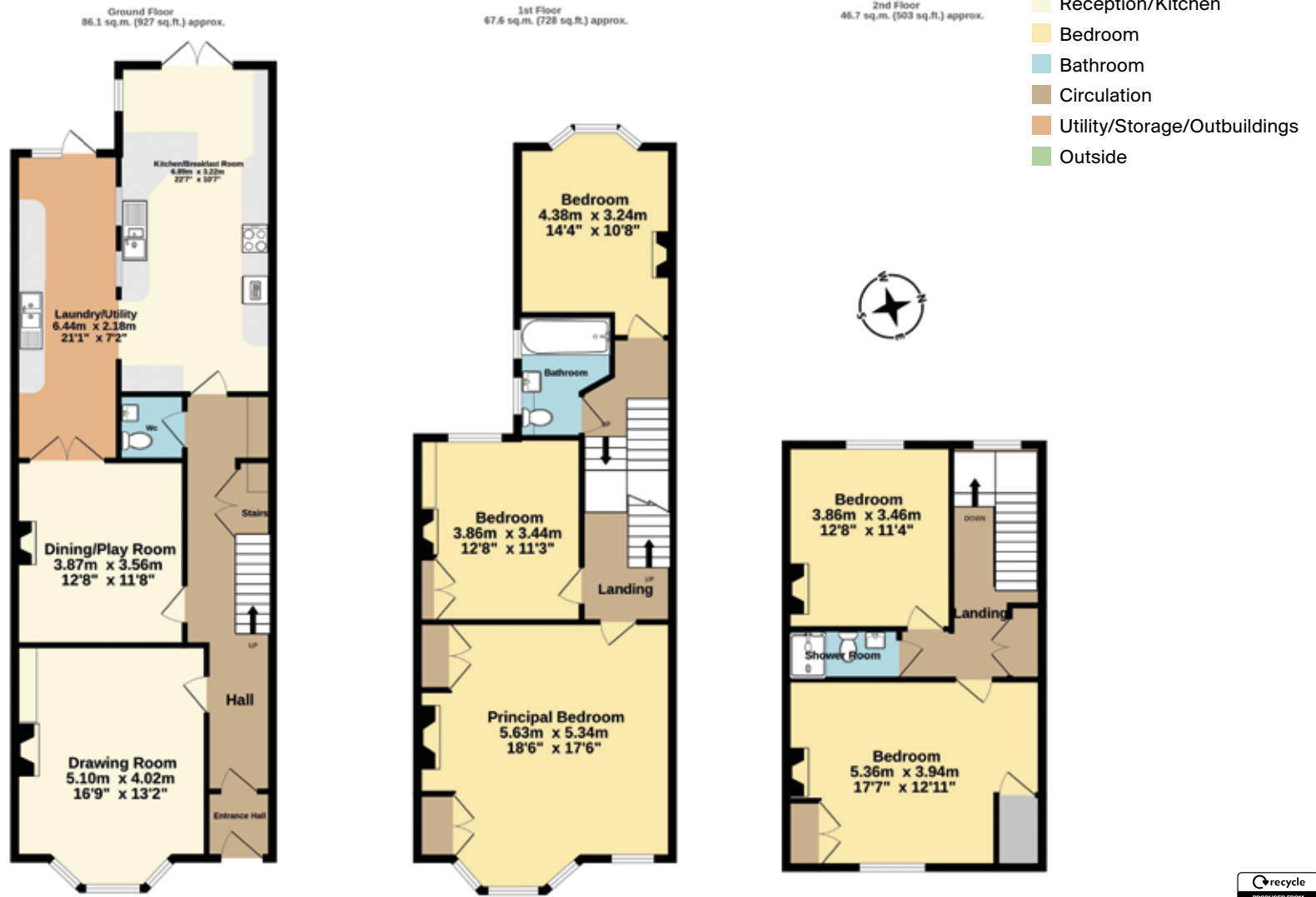
EPC Rating: D

Guide Price: £625,000



Approximate Gross Internal Floor Area
200.5 sq m / 2158 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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 November 2023. Photographs and videos dated November 2023.

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