



Elmside, Exeter, EX4 6LN

£450,000

A charming 4 bedroom Victorian townhouse, nestled on the quiet residential street of Elmside Close. The terraced property is situated in the very convenient location close to the city centre. 4 bedrooms, sitting/dining room, kitchen, garden room, Two bath/shower rooms and good sized south facing garden. Existing planning consent for a single storey extension to rear.

**Winkworth**

[Winkworth.co.uk](http://Winkworth.co.uk)

Crediton: 01363 773757  
[crediton@winkworth.co.uk](mailto:crediton@winkworth.co.uk)

Exeter: 01392 271177  
[exeter@winkworth.co.uk](mailto:exeter@winkworth.co.uk)

Tiverton: 01884 675 675





**ENTRANCE HALLWAY** Attractive feature tiled flooring in entrance. Staircase rising to the first floor. Decorative ceiling arch. Dado rails and picture rails. Radiator. Under stair storage cupboard. Panelled wood and glass door opens to:

**SITTING ROOM/DINING AREA** - A lovely sized open plan reception room with bay sash windows to the front aspect. High quality wood flooring throughout. Burley wood burner, tiled surround and mantel piece. Original coving and dado rail. Two radiators. Recessed storage shelving.

**KITCHEN/FAMILY ROOM** Wooden base units, fitted shelving, Belfast sink unit and drainer with a mixer tap and set into a work top with double cupboard under. Wood block work tops. Integrated electric oven with gas hob, extractor over. High quality wood flooring. Pleasant views through the rear garden

**GARDEN ROOM** Tiled flooring, windows overlooking the rear garden with door giving access into the garden. Existing planning consent for a single storey extension to rear with potential for a 2 storey extension subject to planning.

**DOWNSTAIRS CLOAKROOM** Unique bowl hand basin with brass mixer tap, wooden shelving, tiled surround. A lovely feature of the room is the feature tiling on both the walls and floor. Low level WC, mains shower, cupboard housing Vaillant boiler, heated towel rail.

**FIRST FLOOR HALF LANDING** Approached by the attractive staircase with exposed balustrades. Panelled wood doors open to:

**BATHROOM** Well fitted bathroom with roll top bath with brass taps, attractive circular hand basin. Low level WC, glass shelves. Additional built in shelves, heated towel rail. Window overlooking the rear aspect.

**FIRST FLOOR LANDING** Stairs rise to the second floor. Panelled wood doors open to:

**BEDROOM THREE** A spacious double room, exposed wooden flooring with feature fireplace and wooden surround with mantle over. Windows overlooking the rear garden, radiator.

**BEDROOM ONE** A large double room with two sash windows to the front aspect. Attractive fireplace with surround and mantel piece, built in cupboards and shelving. Picture rails. Radiator.

**SECOND FLOOR LANDING** Panelled wooden door opens to:

**BEDROOM FOUR** A double room with newly fitted aluminium windows, to the rear. Fireplace with decorative surround and mantel piece. Picture rails, newly fitted radiator.

**BEDROOM TWO** - Another double room with newly fitted aluminium windows to the front. Fitted wardrobes and cupboards. Fireplace with surround and mantelpiece. Newly fitted radiator.

**OUTSIDE** The south facing rear garden is a lovely feature and a particularly good size. Overall the garden is approximately 70' in length.

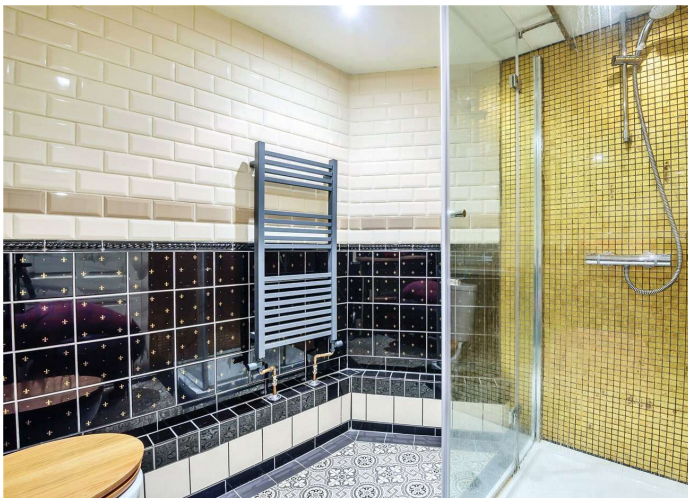
Council tax band: C

Broadband - Ultrafast -1800Mbps-220Mbps

Mobile - Reception dependant on provider

Elmside is situated in a conservation area just half a mile from the city centre. Within the vicinity are both state and independent schools, and local shops. Belmont Pleasure Ground, is close by with five acres of picnic areas with an abundance of trees and children's play areas.



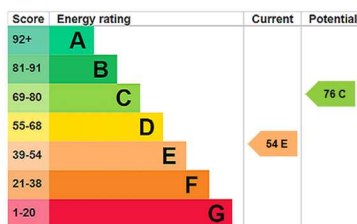
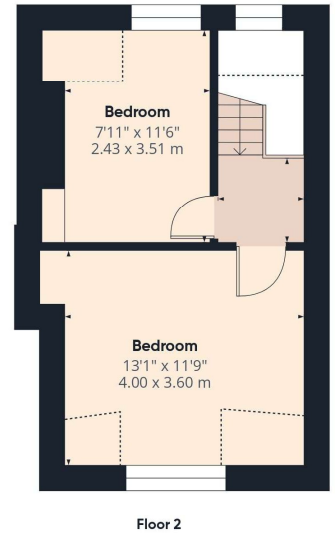
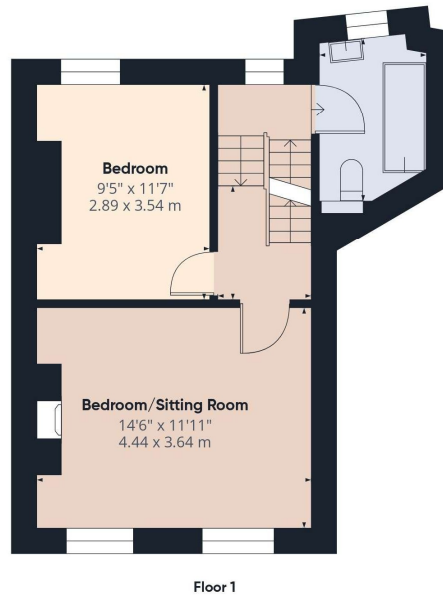
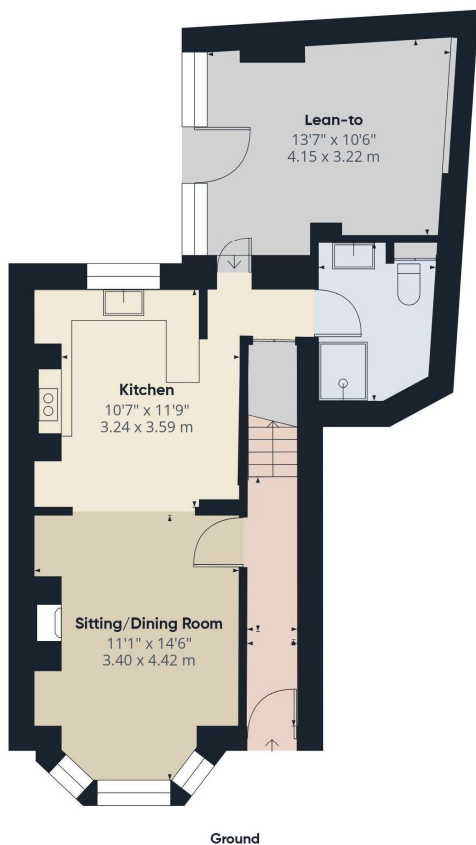


## At a glance....

Beautiful Three Storey Victorian Townhouse  
 City Centre Location  
 Large Sitting Room/Dining Room with Wood burner  
 Kitchen/Family Room  
 Ground Floor Cloakroom with Shower  
 Four Double Bedrooms  
 Family Bathroom  
 Large South Facing, Private Rear Garden  
 Existing Planning Consent for an Extension to Rear  
 Residents Permit Parking  
 Short  
 \*\*NO CHAIN\*\*

## PROPERTY INFORMATION:

Freehold  
 Council tax Band: C  
 Mains electric, gas, water and drainage  
 Broadband - Ultrafast -1800Mbps-220Mbps  
 Mobile - Reception dependant on provider



Our business is supervised by HMRC for anti-money laundering purposes. If your offer to purchase a property is accepted, you will be required to meet the necessary checks under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. This includes ID verification, anti-money laundering compliance, and source of funds checks. A fee of £25 (inc. VAT) will be charged for each verification carried out.

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.

**Winkworth**

Crediton: 01363 773757  
crediton@winkworth.co.uk

Exeter: 01392 271177  
exeter@winkworth.co.uk

Tiverton: 01884 675 675  
tiverton@winkworth.co.uk