



Elmside, Exeter, EX4 6LN

£440,000

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

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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 mantel 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.

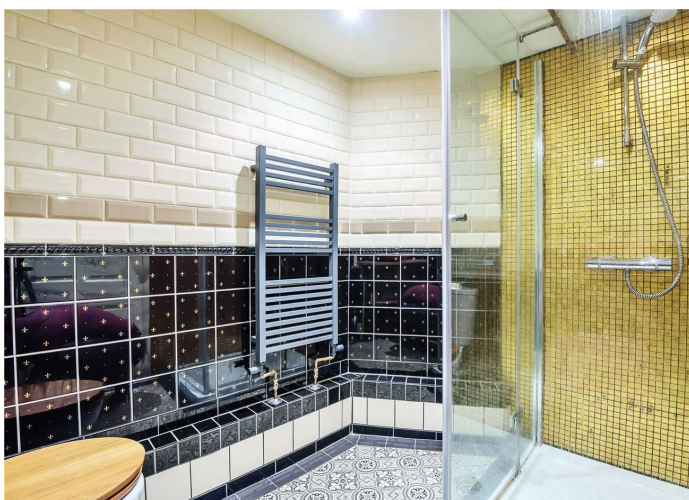
SECOND FLOOR LANDING Panelled wooden door opens to:

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.

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.



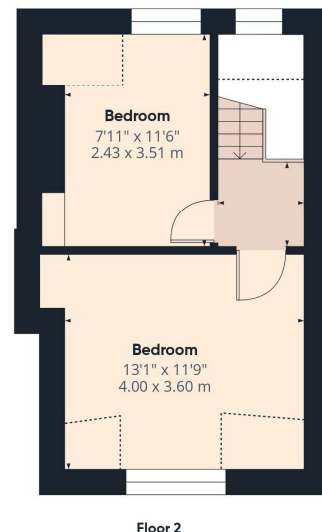
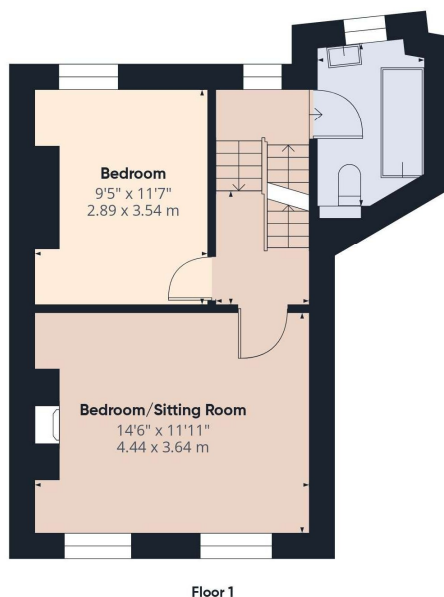
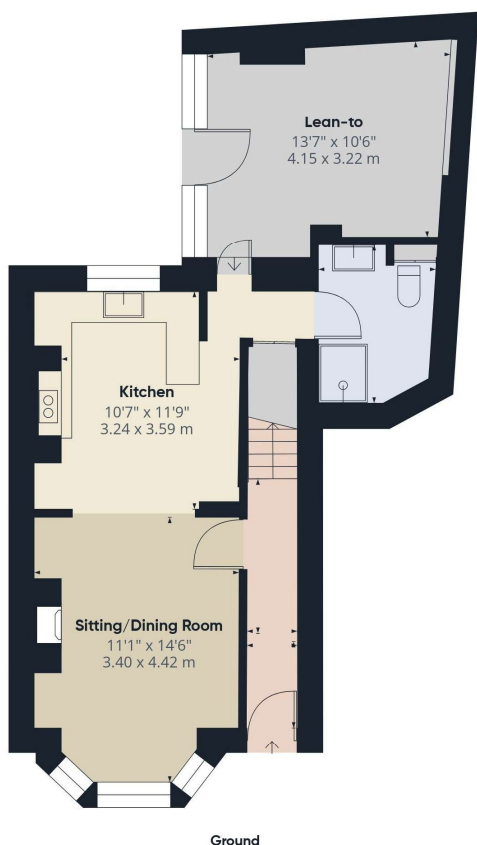
At a Glance ...

Beautiful Three Storey Victorian Townhouse
City Centre Location
Large Sitting Room/Dining Room with Woodburner
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
****NO CHAIN****

PROPERTY INFORMATION:

Freehold
Council tax Band: C
Mains electric, gas, water and drainage.

Broadband - Ultrafast -1800Mbps-220Mbps
Mobile - Reception dependant on provider



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | | |
| 39-54 | E | 54 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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