



East of 
ESTATE AGENTS

Tollards Road
Exeter OIEO £475,000

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A beautiful spacious three bed 1930's semi-detached property, with all the character and charm you would expect from a property of this period. Located on a quiet road off Topsham Road the property is ideally located with great transport links to the city, to the RD&E and to the M5/A30 corridor. Just a few minutes' walk to the south is the beautiful River Exe Country Park, King George V Playing Field and the much renowned Tally Ho! Inn. To the east is Exeter Golf & Country Club, and to the north is the dog walkers paradise of Ludwell Valley Park. To the ground floor are two reception rooms, a large kitchen, shower room and conservatory, whilst on the first floor are three bedrooms and family bathroom. To the front is a sizable garden with ample parking and garage, but the real jewel in the crown is a magnificent 100ft south-east facing rear garden.

1930's Semi-Detached | Three Bedrooms

| Large Lounge | Kitchen | Dining Room

| Downstairs Shower Room | Conservatory

| Family Bathroom

| Extensive 100ft Rear Garden

| Attractive Front Garden

| Garage and Ample Off-Road parking



Location

Tollards Road is located in a quiet cul-de-sac estate off Topsham Road and is ideally located with great transport links to the city, to the RD&E and to the M5/A30 corridor. In close proximity are two of the city's country parks of River Exe Park and Ludwell Valley Park along with the Exeter Golf & Country Club. Also in walking distance is the Isca Academy, Southbrook School and The West of England School and College.

Front Garden

The front garden sits behind a low brick wall and has mainly be laid to grass. Along the edges are a selection of flower plants and shrubs, and a concrete path leads to the front door. To the side a drive way leads to the garage and provides off-road parking for several vehicles, a small gate gives access to the rear garden.

Entrance Hall

A small External porch opens into the main hallway off which are the reception rooms and kitchen. A set of stairs wind up to the first floor under which is a small storage cupboard.



Dining Room 4.30m by 4.07m

First off on the left is the dining room, a spacious room typical of the 1930s design with a beautiful box bay window that overlooks the front garden.

Downstairs Shower Room 3.28m by 1.1m

Nipped into the middle of the house is a downstairs shower room fitted with a double shower cubicle and matching white W.C and wash hand basin.

Kitchen 4.66m by 3.11m

The 'L' shaped kitchen is fitted with ample wall and base units with solid pine doors topped with a cream laminate work top and inset stainless steel sink and gas hob. Dual aspect windows look out over the gardens and a door gives access to the rear garden. To the side is ample space for table and chairs.

Sitting Room & Conservatory 4.66m by 4.10m (3.09m by 2.26m)

Another lovely spacious room with dual aspect windows to both front and rear garden and decorative fire place with marble hearth and wooden mantel. A glass pane door and large window give views out through the conservatory and onto the rear garden beyond.

First Floor Landing and WC

On the turn of the stairs a small cloakroom with W.C and basin has been discretely installed. The stairs continue to the first floor giving access to the bedrooms and family bathroom, and a window gives views to the front path and garden.

Bedroom Three 2.47m by 2.32m

The smaller of the three bedrooms though a sizable single room with views out to the rear garden.

Family Bathroom 2.69m by 1.69m

The bathroom has been fitted with a white bath with electric shower over, and hand wash basin, all finished with a range of decorative tiling.

Bedroom One 4.30m by 4.30m

A beautiful room with the characteristic box bay window to the front and built-in wardrobe tucked to the corner with a hand basin.

Bedroom Two 4.25m by 3.29m

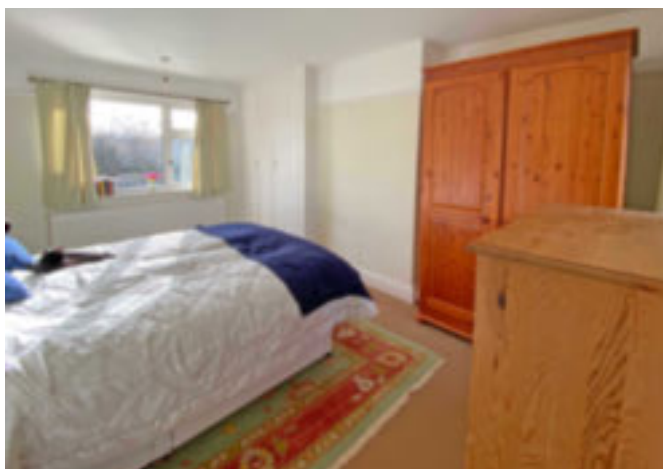
Another beautiful double room with storage built in to the chimney breast side and commanding spectacular views across the rear garden.

Garage 4.10m by 2.36m

To the end of the drive the garage has been fitted with light and power and an up-over door.

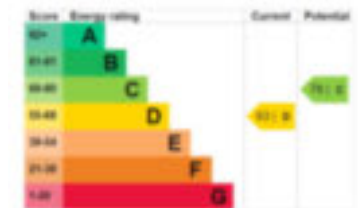
Rear Garden

The magnificent rear garden must stretch over 100ft to a tree fence line at the bottom and running eastward the garden continues to catch the full days sun. Just beyond the conservatory a patio forms the edge of the garden and adjoins the garage which has a beautiful vine creeping along its roof line. Beyond again is a small wooden shed and a sheltered seating area before opening to the main garden. Much of the garden is laid to lawn interspersed with bushes, shrubs and flower plants, and to the far edge is a green house with vegetable patch.





TOTAL FLOOR AREA : 1122 sq. ft. (104.2 sq. m.) approx.
Measurements are approximate. Not to scale. Illustration purposes only.
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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.