



A lovely 1990's style end terraced family home with a lovely views over Mincinglake country park & local coffee shop close by with three bedrooms, living room, modern kitchen, cloakroom, modern bathroom and a lovely rear garden with plenty of parking

5 Elliott Close | Exeter | EX4 5ED



thoroughly good property agents



PROPERTY TYPE

End Terrace Home
Freehold



SIZE

829 sq ft (excluding garage)



LOCATION
City



AGE

1980s to 1990s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage & Off Road Parking



OUTSIDE SPACE

Large Garden



EPC RATING

71 (C)



COUNCIL TAX BAND

C



in a nutshell...

- Popular central Exeter suburb
- Ideal First Time Home
- Buy to Rent Investment
- 3 Bedrooms
- Large Garden
- Garage & Parking
- Close to Mincinglake Country Park
- Local neighbourhood Coffee Shop
- Easy access to Exeter
- Close to local Supermarket





the details...

CHECK OUT this really nice modern 1990;s style End Terraced Home!

Located in Stoke Hill, a popular suburb just a short distance away from Exeter City Centre. The area has 2 popular schools and with the Mincinglake Country Park area just a short walk away, great for a bit of countryside and city living too. The Sylvania Community Stores and Café is just around the corner giving a real community feel to the area. There is also a local bus service and Morrisons supermarket is a short drive.

Set back from the road with a garden frontage, off road parking a garage. The entrance vestibule leads directly into the Living Room with square box bay window overlooking the front and storage cupboard under the stairs. Here you walk through to the rear inner hallway with Cloakroom and the modern Kitchen that overlooks the rear Gardens with a green leafy view. The Kitchen has an oven, gas hob & cooker hood, plenty of work surface space and wall and base units. There is also an integral dishwasher.

Upstairs there is a single Bedroom and a dual aspect double Bedroom that overlook the front and a double Bedroom that overlooks the rear. The modern Bathroom has a bath, separate shower, w.c and hand basin with floor to ceiling tiled splashbacks and a heated towel rail.

Outside the rear Garden is terraced with patio area and lawn and a decked terrace to the bottom of the Garden with sunk-in Hot Tub. To the side of the house steps lead up to the Garage with power and light and plumbing for a washing machine. There is also an extra section of concrete patio to the side of the Garage.

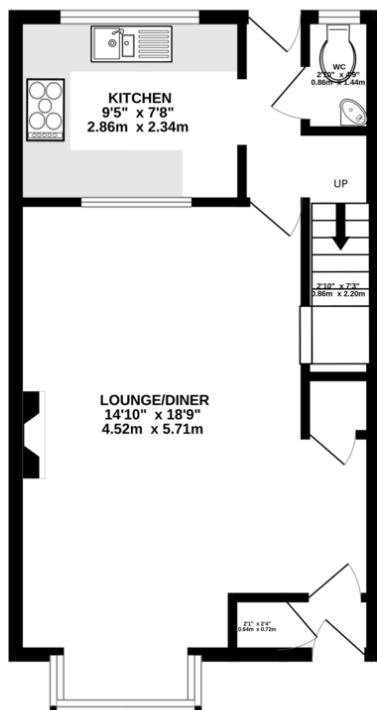
A great house with pleasant rear views in a central City location, surrounded by countryside.

Well worth a look!

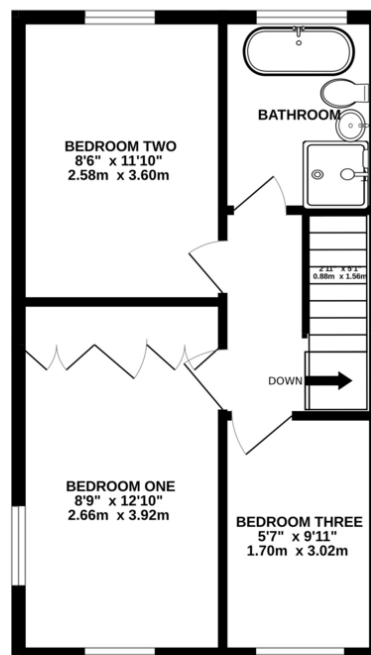


the floorplan...

GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



3 BED END TERRACE

TOTAL FLOOR AREA : 829sq.ft. (77.0 sq.m.) approx.

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the location...

Shops and eateries of every kind, a cathedral, lovely architecture, university, racecourse, the Exeter Chiefs rugby team – Exeter has the lot. It's well connected too: the M5 and direct trains to Paddington (in as little as 2h10) and an international airport.

Shopping

Late night pint of milk: Sylvania Community Stores and Café 0.1 mile
City centre: Exeter 1.9 miles
Supermarket: Morrisons 1.1 miles

Relaxing

Beach: Exmouth 11.7 miles
Park: Mincinglake Valley Park: 0.4 mile
Exeter Golf and Country Club: 4 miles

Travel

Bus stop: Collins Rd 0.1 mile
Train station: Polsloe Bridge 1.5 miles
Main travel link: M5 3.8 miles
Airport: Exeter 5.6 miles

Schools

Stoke Hill Junior School: 0.5 mile
Pinhoe Primary School: 2.4 miles
Exeter School: 1.9 miles

Please check Google maps for exact distances and travel times.

Property postcode: EX4 5ED

how to get there...

From our Cranbrook office on Younghayes Rd continue to the roundabout by the Taylor Wimpey office and take the second exit onto London Rd. At the traffic lights at Clyst Honiton bypass, turn tight going through Clyst Honiton via York Terrace. Continue straight ahead onto Honiton Rd. Turn right onto Anning Rd and follow the road ahead onto Tithebarn Way and head over the M5 motorway bridge and take the third right turning onto Pinn Ln. Follow the road ahead leading over Pinhoe railway line onto Station Road. At the end of the road take the second and first exit at the double roundabout onto Church Hill. Turn left onto Harrington Ln, then onto Beacon Heath Rd. At the roundabout continue straight ahead onto Beacon Ln leading onto Calthorpe Rd. At the traffic lights turn right onto Philip Rd and at the end of the road turn right onto Mincinglake Rd and at the end of the road turn right onto Stoke Hill then left onto Collins Rd. Turn left onto Elliott Cl, where the property can be found on the left hand side.





Need a more complete picture? Get in touch with your local branch...

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