



East of   
ESTATE AGENTS

Tollards Road  
Exeter OIEO £800,000



# Tollards Road

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A beautiful four bed pre 1950's detached character property which has been completely refurbished and is presented to a very high standard. Located just off Topsham Road, Tollards Road is within easy transport links to the city and the major trunk roads and in close proximity of two of the city's country parks of River Exe Park and Ludwell Valley Park along with the Exeter Golf & Country Club. This impressive property offers a beautiful extended open planned kitchen, diner and family room, along with a separate reception room and utility room on the ground floor, and with four dual aspect double bedrooms, shower room and family bathroom to the first floor. To the front is ample off-road parking in front of the integral garage, and to the rear a magnificent mature Westerly facing garden.

1950's Detached

- | Extended Open Planned Kitchen, Diner & Family room
- | Sitting Room with Character Fire place
- | Four Double Bedrooms | Utility Room
- | Downstairs Cloak Room | Family Bathroom
- | Shower Room | Integral Garage
- | Beautiful Mature Southwest Facing Rear Garden
- | 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 and superbly placed for the Exeter cycle path network. 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, St Peter's CoE School, Southbrook School and The West of England School and College and numerous local primary schools.

## Front Garden

The front garden sits behind a low brick wall with a range of shrubs and trees growing beyond against a central lawn. A pedestrian gate opens to a gravel path to the front door with storm porch over. Further along a vehicular access opens onto a brick paved parking area in front of the integral garage. To the side of the property are wooden gates accessing the rear garden.

## Entrance Hall

The reception hall leads off to the living room and kitchen with stairs up to the first floor, inset are beautiful stained glass windows out to the front garden and underfoot is the original parquet flooring rejuvenated to its former glory.



**Sitting Room** 5.10m by 4.50m

The character of this property along with the parquet flooring continues into the living room with a stunning box bay window that looks out over the rear garden and a beautiful character brick fireplace taking centre stage.

**Open Planned Kitchen/Dining Room and Family Room** 5.80m by 3.42m (3.68m by 3.42m), (3.68m by 3.56m)

This magnificent open space starts with a sleek modern kitchen. A range of white matte porcelain larder units run down the side of the kitchen hosting a pair of built in ovens and the fridge freezer which then extends to a quartz worktop with inset sink and backed with a range of deep blue glass wall tiles. Opposite runs a central island with a solid oak worktop with an inset induction hob, deep pan drawers, and a breakfast bar seating area. Beyond is the dining room with French doors and large windows out towards the magnificent rear garden and above are three velux windows which let the light flood into the room. To the side, the family room continues the open space and adds a contemporary feel with its modern sleek wood burning stove.

**Utility Room and Cloakroom** 3.42m by 2.95m

Off from the kitchen the utility room offers access out the side of the property and has been fitted with base units with inset sink along with space for white goods and walk in pantry. To the side a further cloakroom has been fitted with a W.C and hand basin and finished with a range of decorative wall tiles.

**First Floor Landing**

The staircase leads up to the first floor and on the turn is a beautiful character stained glass window, a central sun tube brings light down into the landing and off to the side is a storage cupboard.

**Bedroom Four** 3.85m by 3.30m

The smaller of the four bedrooms though is still an ample double room. Inset is a small wardrobe and double aspect windows gives views across the front of the property.

**Bedroom Two** 4.01m by 3.60m

First off to the left is bedroom two, a beautiful room with double aspect windows to the front and to the rear.

**Shower Room** 2.25m by 2.20m

Next along is the shower room which has been fitted with a matching white W.C and hand basin and shower cubicle.

**Bedroom Three** 4.08m by 3.60m

Again another sizable bedroom with double aspect windows and built-in wardrobe.

**Family Bathroom** 3.44m by 2.33m

The spacious family bathroom has been fitted with a double ended bath as well as a large shower cubicle and a matching white W.C and hand basin, and finished with white metro wall tiles.

**Master Bedroom** 4.99m by 4.10m

This magnificent room has an abundance of space along with a range of built-in wardrobes. Most appealing are the views from the double aspect windows across the rear garden and extending up across to the hills of Haldon.

**Integral Garage** 5.31m by 4.12m

The spacious garage has bi-folding doors to the front and a separate door to the side of the property, and has been fitted with light and power.

**Rear Garden**

Out to the rear a patio runs along the back of the property and down to climber covered arch and gated side entrance with a large wooden shed to the front. Beyond two steps lead to the beautiful southwest facing garden which has been fully stocked and left to mature. A pair of old apple trees lead the way to the extended garden beyond where there is a further secluded seating area in amongst the fruit and vegetable beds and a pond.



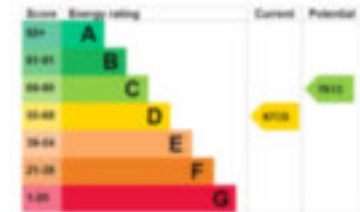
**GROUND FLOOR**  
1137 sq.ft. (105.6 sq.m.) approx.



**1ST FLOOR**  
963 sq.ft. (89.5 sq.m.) approx.



TOTAL FLOOR AREA: 2100 sq.ft. (195.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustration prepared only.  
Made with floorplan 1/2021



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East of **EXE**

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.