3 Elmbridge Gardens

Recently renovated detached four bedroom house within walking distance to Exeter University and the City Centre. A stunning property perfect for anyone looking to be on the outskirts of town but still within good access of all major routes. Located in a quiet cul-de-sac with views looking out over the Devon countryside.

Situation
3 Elmbridge Gardens is situated just on the outskirts of Exeter's thriving city centre. Located in an envious position for easy access to all major routes, public transport links, the university and the busy shopping hub Princesshay. With the heart of the City only being a mere 1.6 miles away from the property you can enjoy all that Exeter has to offer. The city has enjoyed great success and had won many prestigious awards over the years and today Exeter continues to draw in companies, shops and people from all over the globe. Exeter manages to move with times whilst keeping the history that the city is well known for with fantastic shopping outlets, an award winning Museum, Stunning Cathedral, pretty character historic quayside, boutique restaurants and wine bars. Exeter's attractions are unparalleled within the region with a wealth of hidden gems to discover in this vibrant, historical city.

Description
3 Elmbridge Gardens has been recently renovated and modernised by the present owner to create a stunning, contemporary property. To the front of the house is a large hard landscaped front garden, which provides parking for 3 or more vehicles along with access to the single garage. Steps lead up to a covered entrance door, which leads into a large entrance hall. From here the living accommodation flows pleasantly into one another whilst retaining their own individual areas. A door from the hallway leads into a lovely light sitting room with a large window looking out to the front of the property and a gorgeous feature wood burner on the opposite wall. Glass and wood double doors open up into the light and airy Kitchen/Dining room with French doors leading out onto raised decked area over looking the sunny hedge enclosed garden. A Breakfast bar in the kitchen separates the Kitchen/Dining room into two distinctive areas whilst in keeping the open plan impression. From the Kitchen a door leads back into the large hall with a door to a modern cloakroom. From the entrance an open tread staircase leads to the first floor. At the top of the landing a door leads off to the modern white bathroom. From here the hallway gives access to bedroom 3 with views over the rear garden and bedroom4/study. At the end of the hallway doors lead off to the Master bedroom with built in wardrobes and views over the rear garden and bedroom 2 also benefiting from a built in wardrobe. 3 Elmbridge Gardens has many individual and superb benefits of which one is the splendid rear garden which can be accessed either through the property, via the single garage or around the side. From the raised decked area steps lead down on to a patio giving access on to the lawn garden with a paved path leading to a large garden shed. This idyllic garden is perfect for sitting out and enjoying the fresh air to those that are “green fingered” and enjoy a spot of gardening.

City Council
Council Tax Band  c. £1,887.37 per annum (as at October 2015 until 31st March 2016)
Exeter City Council, Civic Centre, Paris Street, Exeter, Devon, EX1 1JN :- 01392 277888.
Further information can be gained at:- www.exeter.gov.uk

Services
Mains, gas, water, sewage, and electricity are at the property

www.pyneandlyon.co.uk
Directions

From Pyne & Lyon offices take a sharp left onto Barnfield Road. At the traffic lights turn left onto Western Way/B3212 until you reach the roundabout where you take the first exit onto Paris Street, continue down Paris Street until you reach a second roundabout and take the first exit again. At the next roundabout (adorned with a clock tower) take the third exit keeping on New North Road/B3183 for 0.6 miles until you reach Elmbridge Gardens on your right and number 3 is found on the right hand side.
Pyne & Lyon has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm’s employment has the authority to make or give any representation or warranty in respect of the property.

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