

3 THE LYNDONS

LYNDHURST ROAD • EXETER



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*A modern 4/5 bedroom detached house
located within a sought after
gated development*

Entrance Hall • Open Plan Kitchen/Living Room • Dining Room
Cloakroom • Utility Room

Master suite with dressing room, ensuite shower room
Four further double bedrooms (Two ensuite shower rooms)
Family Bathroom

Large reception room • Home office • Shower room
Top floor sun terrace

Driveway parking • Double garage • Garden

Exeter Cathedral 0.9 miles • Exeter St David's 1.6 miles
Exeter Airport 4.8 miles
(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon
as statements of fact. Your attention is drawn to the Important Notice on
the last page of the text.





Situation (distances approximate)



Nearby Magdalen Road has a parade of independent and boutique shops including a butchers, fishmongers and bakery. Waitrose supermarket is very close, whilst the city centre, Cathedral Yard, John Lewis and Princesshay shopping centre with their many shops and restaurants are also close at hand.



Exeter's historic Quay, the River Exe and surrounding countryside are a short walk or bike ride from the property. Exeter is uniquely placed to enjoy all that the surrounding area has to offer with Dartmoor and many miles of fantastic coastline being within easy reach.



There are a variety of excellent state and private schools for both primary and secondary level in Exeter including; St Leonard's Primary School, Exeter School, Maynard's and the Cathedral School.



The M5 motorway network, providing links to London and the Midlands, is to the east of the city.



Exeter has two mainline railway stations, with Exeter St David's offering regular services to London Paddington in approximately 2 hours. Exeter International Airport provides daily flights to London City Airport as well as a range of UK and international destinations.



For sale freehold

Prime properties within this area are generally large, architecturally attractive detached houses within extensive plots enjoying good gardens and private parking and 3 The Lyndons is no exception being one of the best contemporary properties in the vicinity.

Set within a stunning development of just five contemporary homes situated at arguably Exeter's most desirable address, 3 The Lyndons offers a combination of space, sophistication, exclusivity and striking contemporary design.

The accommodation is set over 3 levels with an open plan kitchen/living room, separate dining room, utility room, and cloakroom on the ground floor. The first floor offers three double bedrooms one of which benefits from an en suite shower room, a master suite with dressing room and shower room and a family bathroom. The top floor has a home office, shower room and large entertaining area with concertina doors leading onto a fabulous roof terrace.

The rear gardens at 3 The Lyndons are enclosed and private and a good size. To the front is ample driveway parking and access to a large double garage.





Services

Mains water, drainage, electricity and gas.

Fixtures and Fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.

Local Authority

Exeter City Council

01392 277888

www.exeter.gov.uk

Viewing

Strictly by appointment only with agents Knight Frank

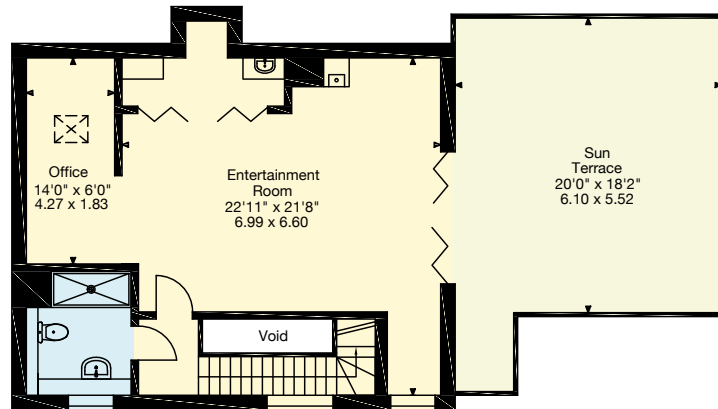
Tel: 01392 423 111

Directions (Postcode EX2 4PT)

Proceeding out of Exeter along Magdalen Road passing the parade of shops, at the traffic light junction proceed straight ahead and take the 3rd right into Victoria Park Road. Continue down taking the 1st right into Lyndhurst Road. Continue on Lyndhurst Road and The Lyndons development will be on the right behind electric gates.

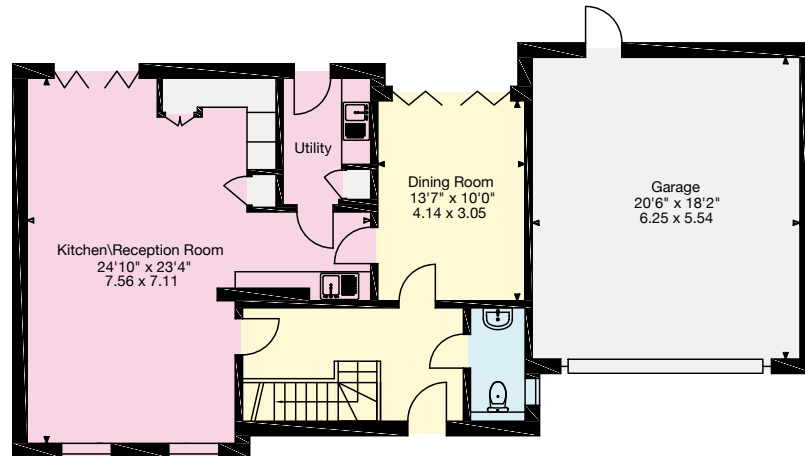


APPROXIMATE GROSS INTERNAL FLOOR AREA
(No less than)
282 sq.m (3,041 sq.ft)

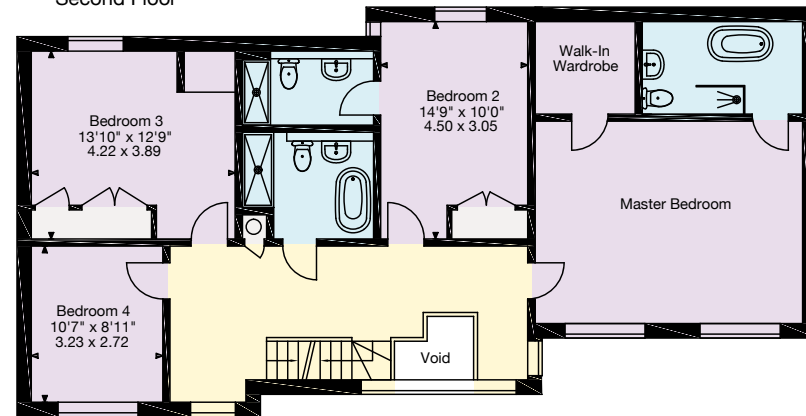


- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Second Floor



Ground Floor



First Floor



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This brochure is
environmentally
friendly

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