



17 Shillingford Road, Exeter, Devon, EX2 8UB

PRICE **£460,000**
TENURE Freehold



A Substantial 1930's Semi-Detached House Situated In A Highly Desirable Location Close To Amenities And Enjoying Extended Accommodation Over Three Floors

Reception Hall • Lounge And Sitting Room • Open Plan Kitchen And Dining Room Extension •
Three First Floor Bedrooms • Modern Stylish Bathroom Suite •
Second Floor Master Bedroom With En-Suite Shower Room / WC •
Gas Central Heating And Double Glazing • Driveway Parking And Garage/Store •
Attractive Good Size Rear Garden • Viewing Strongly Recommended •

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	82
England, Scotland & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		62	78
England, Scotland & Wales			
EU Directive 2002/91/EC			



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Pennys Estate Agents are delighted to offer for sale this substantial family home located in one of Exeter's most sought after areas close to highly regarded schools. The accommodation has been extended to provide on the ground floor a lovely open plan kitchen and dining area and on the second floor a wonderful master bedroom suite. The garage has also been converted to provide a utility area and ground floor shower room / WC and the remainder of the garage still provides an excellent storage area. The driveway provides off-road parking and to the rear is an excellent fully enclosed rear garden. Viewing of this super family home is strongly recommended.

THE ACCOMMODATION COMPRISES:

ENTRANCE CANOPY: With courtesy lighting and composite front door with patterned double glazed window inset giving access to:

RECEPTION HALL: A fine entrance to the property with stairs rising to the first floor with useful understair storage cupboard beneath; solid wood flooring; radiator; telephone point; UPVC double glazed window with patterned glass; thermostat control for central heating.

LIVING ROOM: 11' 11" (3.63m) into bay x 11' 5" (3.48m) A charming room with UPVC double glazed bay window overlooking the front aspect; feature fireplace; picture rail; television point; radiator.

RECEPTION / FAMILY ROOM: 11' 4" x 9' 11" (3.45m x 3.02m) A versatile room with feature fireplace and tiled hearth; television point; wall lighting; radiator; double glazed windows and double glazed double doors opening onto the rear garden.

KITCHEN / DINING ROOM EXTENSION: A beautifully extended room comprising **KITCHEN AREA:** 18' 9" x 9' 3" (5.72m x 2.82m) Fitted range of solid wood working surfaces with tiled surrounds and inset stainless steel one and a half bowl sink unit with swan neck mixer tap over; range of base cupboard and drawer units, space and plumbing for dishwasher and appliance spaces beneath working surfaces; matching range of wall units at eye-level incorporating a corner display unit; inset five ring gas hob with stainless steel back and matching chimney style extractor hood over with light; built-in oven with cupboard above and drawer unit beneath; wall recess currently housing an upright fridge / freezer; upright stylish radiator; veiling extractor fan; television point; wooden stable style door with glass window inset giving access to outside.

DINING AREA: 9' 6" x 9' 10" (2.89m x 3.0m) UPVC double glazed window overlooking the rear garden and UPVC double glazed double doors opening to the rear garden; wood laminate flooring. Access to roof space. From the KITCHEN AREA a door gives access to:

UTILITY ROOM: Comprising work surface with space and plumbing for washing machine beneath; wall mounted cupboard; tiled flooring; UPVC double glazed window to side elevation. Door to:

GROUND FLOOR SHOWER ROOM / WC: Comprising a tiled shower cubicle with shower unit and shower splash screen door; wash hand basin with tiled splashback; WC; tiled floor; ceiling extractor fan; radiator. Door to: GARAGE/STORE.

FIRST FLOOR LANDING: UPVC double glazed window to side aspect; impressive turning staircase rising to the second floor; doors leading to:

BEDROOM TWO: 12' 7" (3.84m) into bay x 11' 7" (3.53m) UPVC double glazed bay window overlooking the front aspect enjoying a pleasant outlook towards the city; television point; radiator.

BEDROOM THREE: 11' 7" x 10' 8" (3.53m x 3.25m) Double glazed window to rear aspect; built-in wardrobe and fitted shelving in wall recess; television point; radiator.

BEDROOM FOUR: 6' 11" x 5' 11" (2.11m x 1.8m) A dual aspect room with diamond shaped UPVC double glazed window to front aspect and further UPVC double glazed window to side elevation; radiator.

BATHROOM / WC: Fitted with a stylish modern suite comprising bath with attractive tiling to splash prone areas; pedestal wash hand basin with chrome mixer tap; WC with dual push button flush; chrome heated towel rail; tiled flooring; part tongue and groove walling to dado rail height; double glazed tilt and turn window to rear elevation.

SECOND FLOOR LANDING AREA: UPVC double glazed window to side elevation again enjoying a pleasant outlook towards the city.

MASTER BEDROOM: 14' 1" x 13' 5" (4.29m x 4.09m) A fine master bedroom suite with UPVC double glazed window overlooking the rear garden and enjoying a pleasant open outlook; further double glazed Velux window to front aspect enjoying views towards the city; recess ceiling spotlighting; television point; radiator.

EN-SUITE SHOWER ROOM / WC: Comprising a tiled corner shower cubicle with shower unit and curved shower splash screen doors; wash hand basin with mixer tap and tiled splashback; WC with push button flush; recess ceiling spotlighting; ceiling extractor fan; chrome heated towel rail; UPVC double glazed window with patterned glass.

GARAGE / STORE: 9' 3" x 6' 6" (2.82m x 1.98m) With double doors; power and light connected.

OUTSIDE: The property is approached via a block paved driveway providing off-road parking and leading to the **GARAGE / STORE**. The front garden is level, laid to lawn and screened by mature hedging, a wood side gate and pathway leads through to the rear garden. The rear garden is a lovely feature of the property being of good size, level, laid mainly to lawn and fully enclosed by timber garden fencing. Comprising of two useful timber garden sheds; flower and shrub beds; good size patio sun terrace adjoining the rear of the property ideal for al-fresco dining; outside courtesy lighting.

SITUATION: Located in a most favoured residential area on the South Westerly fringes of Exeter with good access to most motorway links, local amenities and the city centre which provides a number of excellent private and state schools at all levels together with the University and expanding College. The city affords excellent sports and leisure facilities and offers a selection of shops, theatres, cinemas, museum, cathedral, rail links to London Paddington and Exeter Airport is approximately 5 miles away providing regular air services within the UK and international destinations.

FLOOR PLAN:

