



21 Sylvan Road



City Centre 1.2 miles

A substantial Edwardian townhouse in an ideal location for both the university and city centre.

- Edwardian townhouse
- 5 Bedrooms
- 2 Reception rooms
- Kitchen / breakfast room
- Utility room
- 2 Bathrooms
- Level rear garden

Guide price £575,000



SITUATION

The city of Exeter affords excellent sporting and leisure facilities as well as a selection of theatre, cinema, museum, football and rugby clubs, private and state schools, shopping and excellent dining. The cathedral, university and Royal Devon & Exeter hospital are circa 1.5 miles. Exeter has two mainline railway stations on the Paddington and Waterloo lines. To the east of the city is junction 29 of the M5 motorway which links to the A30 and A38 trunk roads whilst further to the east is its international airport with daily flights to London.

DESCRIPTION

No. 21 Sylvan Road is a substantial (2,000sq ft) Edwardian townhouse. The accommodation briefly comprises 5 double bedrooms, 2 bathrooms, 2 reception rooms, kitchen/breakfast room, sun terrace, garden and outbuilding.

ACCOMMODATION

Front door leads to a charming entrance lobby with stripped wood flooring and coved ceiling leading to the entrance hall with stairs to the first floor and a continuation of the stripped wood flooring and period features. The living room benefits from a wonderful bay window with an impressive fireplace with gas burner and stripped wood floorboards. The living room opens out via double doors to the dining room continuing with the floorboards and period features such as picture rails and cornices. To the rear of the ground floor is an outstanding breakfast room leading onto a modern kitchen with white fitted units. Leading off the kitchen is a versatile utility and storage room.

The first floor has a split landing. Bedroom 3 has views over the garden. There is a well fitted bathroom with a white suite. Bedrooms 2 has a rear aspect with views over the garden, built-in storage and a feature fireplace. The stunning master bedroom enjoys a large bay window to the front aspect and has stripped wooden flooring as well as a tiled feature fireplace plus built-in storage.

On the second floor is another well fitted family bathroom. Bedroom 5 benefits from a rear aspect with views over the garden and beyond as well as a feature fireplace and built-in storage. Bedroom 4 again has an open fireplace with a decorative cast iron surround plus built-in storage.

OUTSIDE

Accessed via the kitchen, the rear garden has a well positioned sun terrace leading onto the remainder of the garden, laid mostly to lawn. At the bottom of the garden is a useful outbuilding currently used for storage. To the front is a further area of lawned garden with a pathway leading to the front door.

SERVICES

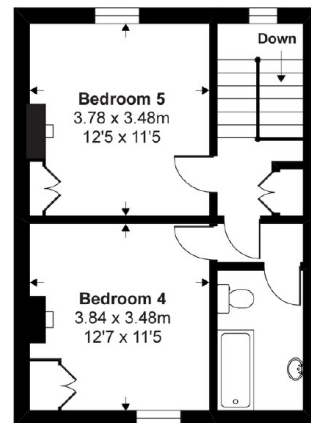
All mains services are connected.

DIRECTIONS

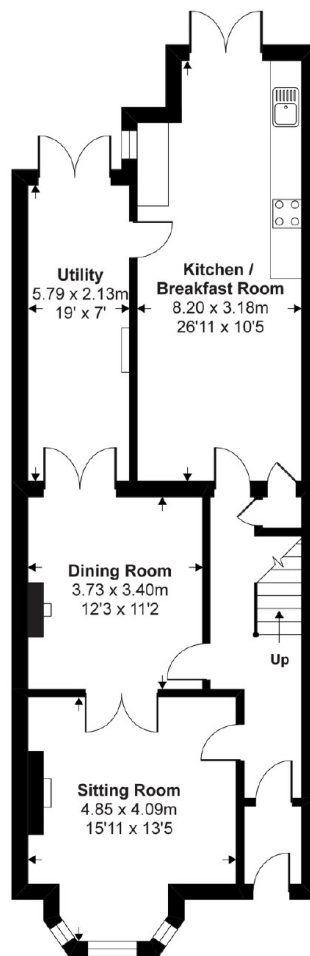
From Sidwell Street roundabout in Exeter city centre proceed into Old Tiverton Road. At the end of the road turn left at the roundabout and onto Union Road. Immediately after the roundabout, take the first right onto Sylvan Road where the property can be found on the left.



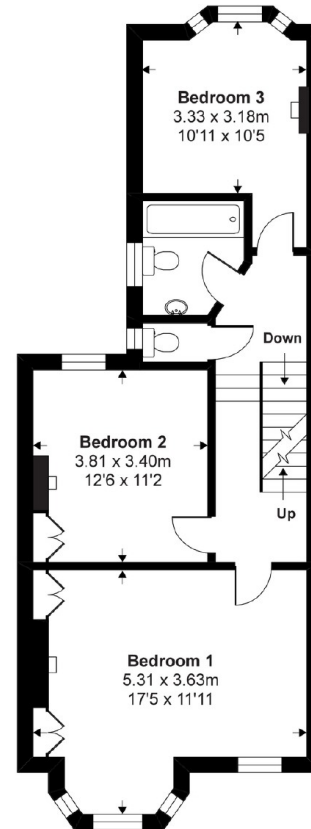
Approx. Gross Internal Floor Area
185.8 Sq Metres 2000 Sq Ft



Second Floor



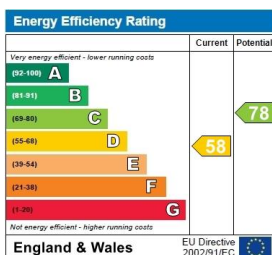
Ground Floor



First Floor

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.



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