



Sylvan Road
EXETER
EX4 6EY

Guide price:-

£450,000 to £475,000

In brief...

- A VERY WELL LOCATED DETACHED 3 BEDROOM FAMILY PROPERTY
- STANDING ON A LARGE SITE WITH MATURE GARDENS
- IN NEED OF SOME UPDATING BUT POTENTIAL FOR THE CREATION OF A FANTASTIC HOME
- OUTSTANDING VIEWS OVER THE CITY & BEYOND TO THE EXE ESTUARY
- ENTRANCE HALL, SITTING ROOM, DINING ROOM & KITCHEN
- 3 BEDROOMS & A BATHROOM UPSTAIRS
- LARGE MATURE GARDENS APPROX 1/3 ACRE
- LONG GARAGE & AMPLE DRIVEWAY PARKING
- REF:DWE06986 - FREEHOLD - EPC = D
- COUNCIL TAX BAND - E
-





Worth viewing because...

This is an incredibly rare opportunity to buy a detached 3 bedroom family property in need of some updating and modernisation but with amazing potential. The property comes to the market to be sold for the first time in over 30 years. Conveniently and superbly located in this much favoured road in Pennsylvania, the property enjoys delightful outlooks not only over its own large gardens at the rear but also over the city and well beyond to the countryside and even to the Exe estuary at Exmouth. There is a drive access at the front providing ample parking and leading to a large garage too. Overall the accommodation is well delightful and the potential for enhancement and possible expansion is immense!

Knowhow...with city homes



In more detail...

This is an amazing and rare opportunity to purchase a very well located detached family property, thought to have been originally built in the 1930's and on the market now for the first time in over 30 years, having been loved and enjoyed throughout. It is fair to say that the house would now benefit from attention and upgrading but it has amazing potential for improvement and possible extension (subject to consents). It occupies a large gently sloping rectangular site of about a third of an acre with generous enclosed rear gardens mainly of lawned areas, mature borders, shrubs and trees, hedges and fences. The property is very well positioned in this well regarded road and the principal rooms enjoy excellent outlooks especially from the first floor at the rear over the city and beyond as well as its own generous gardens.

The internal accommodation is well planned and takes advantage of its outlooks over the site very well. It also has fantastic potential for additional expansion (subject to consents) because it is such a good sized site and this, in the agent's opinion, would not impact on the balance of the garden size at all. The accommodation flows very well and includes a number of original features. There is a good sized entrance porch leading to an entrance hall with stairway to the first floor. From the hall a door leads to the sitting room which has a bay window and there is a separate dining room which has double doors leading out to the garden. There is also a kitchen with older units and a door leading to the front outside. On the first floor there are 3 lovely bedrooms which have wonderful views and a bathroom which has a three piece suite. Outside the property is approached at the front by a driveway which provides ample parking and leads to a large garage. The rear gardens are very generously proportioned, mature and gently sloping, partly laid to lawn, including a number of mature shrubs, bushes, plants and trees and contained within hedges and fencing. The site and gardens overall are of a very good size and offer fantastic potential. Properties in this location very rarely come for sale, particularly ones that have such great scope for all sorts of improvement and even further expansion if required. Early inspection is therefore very strongly recommended!



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Bear in mind...

Such charming properties in highly sought after locations like this rarely come to the market especially those with fantastic views and large mature gardens and as a result we have no doubt that it will be popular among a wide range of buyers looking to secure a home that also has enormous potential. This delightful home has been lovingly looked after by the present owners for over 30 years and has accommodation which is both flexible and adaptable but it is time now for a new owner to bring it fully up to date with additional enhancements and maybe even an extension to provide more space.

The great location facilitates easy access in and out of the city centre and to the M5 motorway, A30 and A38 but is also well positioned for anyone working at the University or just looking to be close to the local shops, bars, restaurants, schools and amenities. Directions: From the city centre exit in a northerly direction via Longbrook Street and on in to Pennsylvania Road. At the traffic lights turn right onto Union Road and continue almost to the end, turning left before the roundabout in to Sylvan Road. Continue along this road and the house being sold will be seen on the left hand side.



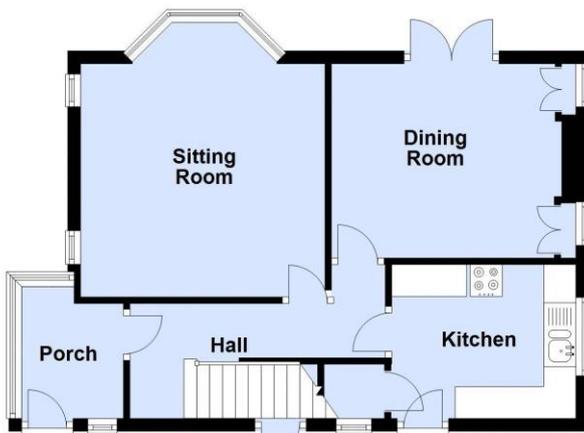


The location...

This property occupies an outstanding position in Sylvan Road and enjoys magnificent outlooks particularly from the upstairs rooms not only over its own lovely gardens but well beyond over the city and towards Haldon hill and Exmouth. It is located in one of Exeter's most favoured residential areas not far from the university, and about a mile from the city centre which provides a number of excellent private and state schools at all levels together with a red brick university and expanding college. The city affords excellent shopping facilities, sports and leisure facilities being situated on the river Exe and there are a selection of theatres, cinemas, museum, cathedral, football, rugby (Home of the premiership champions "The Chiefs") and leisure centres. With regular rail links to London Paddington taking just over two hours. Exeter Airport is about six miles away providing regular air services to the UK and International destinations. This house is also well placed for access out to the eastern side of the city and to fast roads including the M5, A38 and A30. It is also easy from here to get to Sowton and Marsh Barton trading estates, the Met office, Science park and Middlemoor.

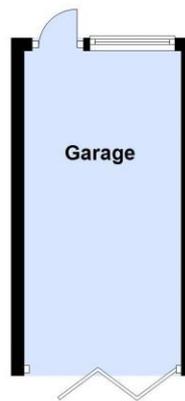
Ground Floor

Approx. 45.2 sq. metres (486.2 sq. feet)



Outbuilding

Approx. 12.0 sq. metres (128.7 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.7 sq. feet)



Total area: approx. 99.9 sq. metres (1075.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.
Plan produced using PlanUP.

Room sizes

Entrance Porch:

Entrance Hallway:

Sitting Room:

13' 6" x 11' 9" (4.11m x 3.58m)(Excl bay)

Dining Room:

12' 0" x 9' 9" (3.65m x 2.97m)

Kitchen:

8' 4" x 7' 9" (2.54m x 2.36m)

First Floor Landing:

Bedroom 1:

13' 8" x 10' 9" (4.16m x 3.27m)

Bedroom 2:

12' 4" x 11' 7" (3.76m x 3.53m)

Bedroom 3:

9' 2" x 7' 2" (2.79m x 2.18m)

Bathroom:

Separate w.c.:

Extensive gardens approx 1/3rd acre:

Front garden:

Large Garage:

Ample parking:



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