

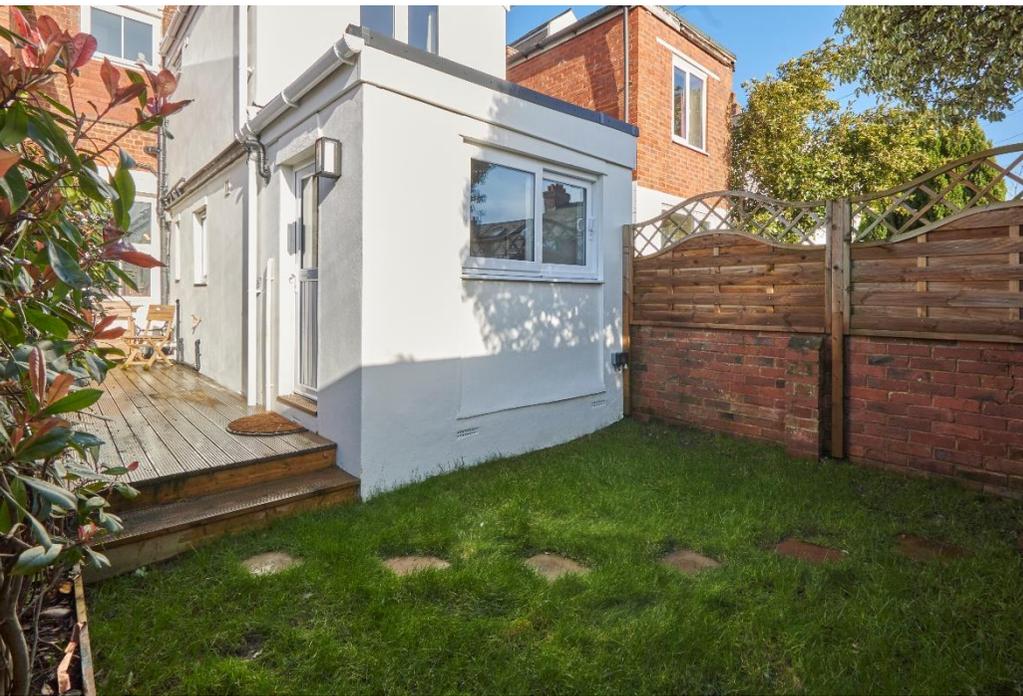


SOUTHGATE

ESTATES



*21 Elmside, Exeter,  
Devon, EX4 6LW  
£550,000 Guide Price*



*4 Bedrooms, Period Property,  
Garden Office, Enclosed Garden,  
Beautifully Presented,  
Character Features*

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Situated just a short distance from the centre of Exeter is this beautifully presented four bedroom family home. The property has been thoughtfully refurbished, highlighting the numerous period features, creating a perfect blend of character charm and modern luxury. The internal accommodation briefly consists of an entrance hallway leading into the bay-fronted living room, a separate dining room, a downstairs cloakroom and a large kitchen breakfast room to the rear. Upstairs, across two floors, are the four bedrooms, with an impressive en suite and dressing room to the master, as well as a further family bathroom. Externally, the property enjoys an enclosed garden to the rear with a garden office.

The property is ideally placed to benefit from many nearby amenities, including GP surgeries, convenience stores, coffee shops and pubs, and a number of parks and green spaces. Exeter's city centre is also just a short distance away, with many high street shops including John Lewis. In addition, there are good public transport services, with St James Park Railway Station approximately 0.2 miles away, and various bus routes in and out of the city.





### Ground Floor

The front door opens to the spacious entrance hallway which provides access to each of the downstairs rooms with a staircase leading to the first floor, as well as ample built-in storage. The first door is to the sizeable living room which is complemented by a bay window to the front aspect, allowing plenty of natural light. There is also an exposed brick chimney breast with built-in cupboards to the alcoves and an ornate period radiator. The dining room is a further good-sized reception room featuring an internal stained glass window, a real focal point of the room. A further window is situated to the rear overlooking the garden. A door opens from the hallway to the convenient downstairs cloakroom which incorporates a close-coupled WC, a corner wall-mounted wash basin with a mixer tap over, and an obscured window to the side. Lastly, the stylish kitchen breakfast room contains a range of shaker-style wall and base units with quartz countertops, a matching upstand, and a 1.5 bowl stainless steel sink and drainer unit with a mixer tap over. Space is provided for a Rangemaster with a five ring electric hob and extractor hood over, as well as a tall fridge freezer, a dishwasher, a washing machine and a tumble dryer. Windows face the side and rear aspects and a door opens out to the garden.

### First Floor

Stairs rise to the first floor landing which accommodates the master suite, a further bedroom and the family bathroom. The master bedroom is situated to the front of the property and enjoys two windows to the front aspect, plus an opening into the private dressing room, which offers ample space for clothes and shoe storage. A sliding door opens to the en suite which comprises a full-width shower cubicle, including a rainfall and an additional shower head, a close-coupled WC and a wash basin with a mixer tap over and vanity unit below. An obscured window faces the rear aspect. The second bedroom is a further double room and has the advantage of a window to the rear aspect overlooking the garden. The main family bathroom includes a P-shaped bath with a mixer tap and shower over, a hidden cistern WC and a wash basin with a mixer tap over and vanity unit below. An obscured window faces the side aspect.



### Second Floor

The remaining two bedrooms are situated on the second floor. Bedroom three is a double room featuring a window to the front aspect with a window seat. Bedroom four is a large single room and has the advantage of a window to the rear aspect with far-reaching views across the city and beyond. Garden & Office A door opens out to the enclosed rear garden which provides an area of decking leading straight from the kitchen breakfast room, offering an ideal space for seating and outdoor dining. The remainder of the garden is laid to lawn with some raised flowerbeds to the border. A door opens into the garden office which is serviced by power and lighting, with windows facing the garden, providing a pleasant spot for home working.

### Property Information

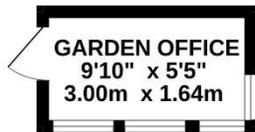
Tenure: Freehold. Council tax band: C.

### How big is this home?

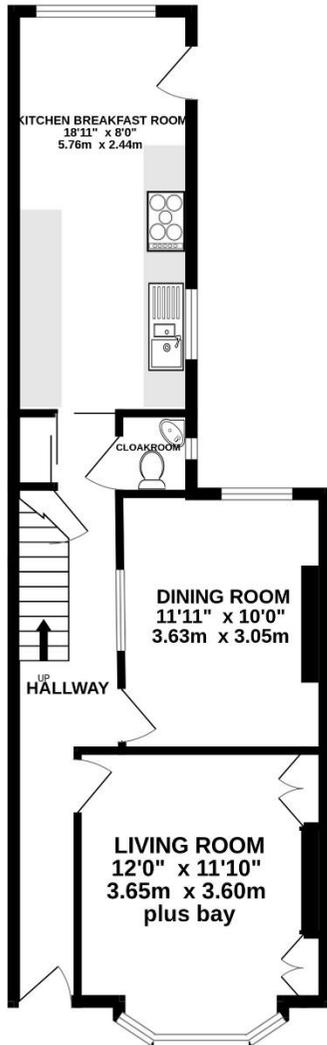
Living Space (not including garden office): 124.5m<sup>2</sup> / 1340ft<sup>2</sup> (Please note that the above are estimates and are provided for information only.)



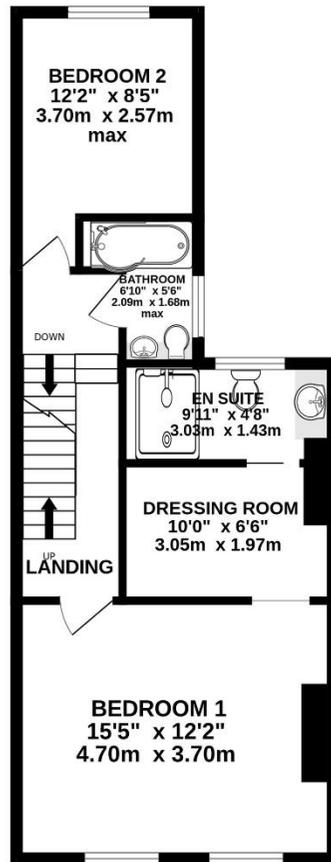




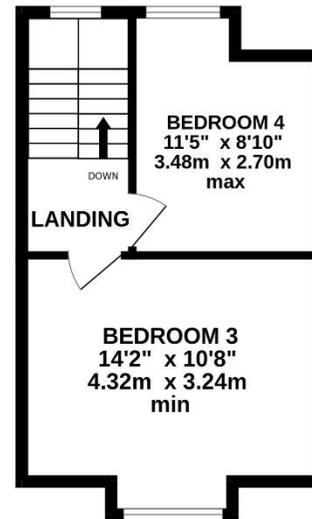
GROUND FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR  
482 sq.ft. (44.7 sq.m.) approx.



2ND FLOOR  
312 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 1393 sq.ft. (129.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This 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 or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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