



A substantial, extended semi-detached family home with four bedrooms, a garage, ample parking and a large enclosed rear garden, in the village of Blackhorse, with excellent transport links to the city of Exeter, the A303 and M5

4 Endsleigh Crescent | Blackhorse | Exeter | EX5 2AW





PROPERTY TYPE

Semi Detached House
Freehold



SIZE

1,819 sq ft



LOCATION
Village



AGE

1920s to 1930s



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage & Off Road Parking



OUTSIDE SPACE

Large Garden



EPC RATING

48 (E)



COUNCIL TAX BAND

D



in a nutshell...

- Substantial Semi-detached Family Home
- Four Bedrooms
- Generous Open Plan Living Space
- Living Room with Gas Fireplace
- Modern Fitted Kitchen
- Cloakroom, Shower Room & Bathroom
- Large Enclosed Rear Garden
- Garage & Ample Off Road Parking
- Cul-de-sac Location





the details...

A substantial, extended semi-detached family home with four bedrooms, a garage, ample parking and a large enclosed rear garden, in the village of Blackhorse, with excellent transport links to the city of Exeter, the A303 and M5.

This late Victorian property is beautifully presented with stylish décor throughout, feels warm and welcoming with gas central heating and double-glazing, and is arranged over three floors and has been extended to the rear offering spacious and versatile accommodation, ideal for a family.

The accommodation comprises of, on the ground floor, an entrance hallway with a staircase to the first floor, a cupboard and a convenient cloakroom beneath, a generously sized living room filled with light from a bay window to the front and with picture rails and a feature fireplace with a living-flame gas fire that makes a lovely feature and focal point for the room, and a spacious, open-plan living space with dual-aspect windows and sliding patio doors to the rear garden, with an extensive, modern kitchen that has loads of worktop and cupboard space, tiled splashbacks, an eye-level double-oven, gas hob and filter hood, and space with plumbing beneath the worktops for four appliances, and a cosy sitting area with a wood-burning stove, and with plenty of floor space for a dining table and seating, perfect for a dinner party or a family celebration.

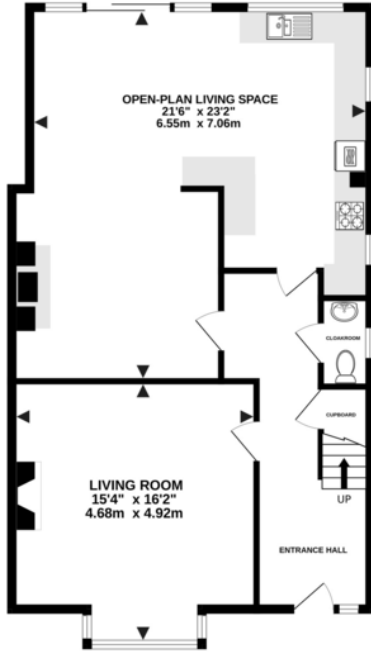
Upstairs, on the first floor, there are three bedrooms, one with a bay window to the front, and a modern shower room containing a double-shower, a vanity unit and a WC, and the staircase continues up to the top floor where there is another double bedroom with plenty of natural light from two skylights in its vaulted ceiling, served by a modern bathroom containing a bath with a shower over, a WC and a basin with natural light from another skylight.

Outside, the garden is large and level, with a terrace of timber decking and retractable awning, creating a fabulous outside space perfect for entertaining be it alfresco dining or a barbecue. There is a hot tub beneath a gazebo, a summer house and other timber buildings with a large, healthy, level lawn that has plenty of space for children to play. There are splashproof outside sockets for convenience, a concrete shed, and a gate providing alternative access to the front where there is a single garage with an up and over door, and a tarmac driveway that provides parking for up to six cars. A viewing is essential to fully appreciate all that this fabulous family home has to offer.

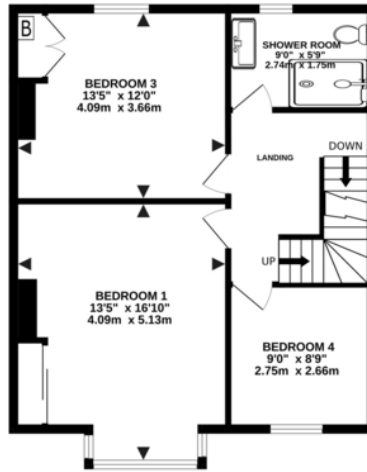


the floorplan...

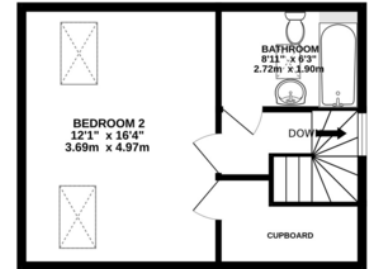
GROUND FLOOR
854 sq.ft. (79.4 sq.m.) approx.



1ST FLOOR
611 sq.ft. (56.8 sq.m.) approx.



2ND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 1819 sq.ft. (169.0 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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the location...

Blackhorse is a popular East Devon village with a good transport links and a lovely village pub called The Black Horse. The nearby cathedral City of Exeter is the most thriving city in the Southwest and offers excellent cultural and recreational facilities with many restaurants, wine bars and cafés. Highlights include a number of theatres, the RAMM museum, an arts centre, the Princesshay shopping centre, IKEA and numerous independent shops.

Shopping

Late night pint of milk: Co-op 1.9 miles

Exeter City Centre: 4 miles

Supermarket: Sainsbury's 1.9 miles

Relaxing

Beach: Exmouth 9.3 miles

Park: 2.4 miles

Pub: The Black Horse Pub 0.5 mile

Travel

Bus stop: Honiton Road 0.2 mile

Train station: Cranbrook 2.4 miles

Main travel link: M5 0.6 mile

Airport: Exeter 1.3 miles

Schools

St Martins Primary School: 1.9 miles

Cranbrook Education Campus: 3 miles

Please check Google maps for exact distances and travel times.

Property postcode: **EX5 2AW**

how to get there...

From our office in Cranbrook, follow the road out of town (Younghayes Road). At the roundabout, take the second exit (signposted Exeter and Clyst Honiton). At Clyst Honiton bypass turn right onto York Terrace and follow the road ahead leading onto Honiton Rd. Shortly after passing The Black Horse Inn Pub turn right onto Endsleigh Crescent, where the property can be found.





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Ombudsman

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