



## Semi-Detached Victorian Style FAMILY home

CHECK OUT this modern, Victorian Style Semi-Detached FAMILY HOME arranged over three floors with four bedrooms, open plan kitchen/dining area, sitting room, family bathroom, two En-suite shower rooms, and cloakroom as well as a large south facing garden, garage and off-road parking situated only a short walk from Exeter city centre.

2 Elmside | Exeter | EX4 6LR

**complete.**

thoroughly good property agents



PROPERTY TYPE  
Town House



SIZE  
1461 sq ft



LOCATION  
Urban



AGE  
Modern



BEDROOMS  
4



RECEPTION ROOMS  
1



BATHROOMS  
3



WARMTH  
Air Source Heat Pump



PARKING  
Garage, Off Road Parking



OUTSIDE SPACE  
Garden



EPC RATING  
76C



COUNCIL TAX BAND  
D



### in a nutshell...

- 4 Bedrooms
- Open Plan Kitchen/Dining Area and Utility Room
- Separate Sitting Room
- Family Bathroom, Two En-suite Shower Room's and Cloakroom
- Enclosed Landscaped Rear Garden
- Garage and Off-Road Parking
- Short Walk from the City Centre
- Air Source Heat Pump
- Complete Chain







## the details...

Inside, it is beautifully presented with stylish and modern décor throughout and feels warm and welcoming with an electric air source heat pump, underfloor heating downstairs and double-glazing. The front door leads directly into the spacious entrance hall with plenty of space to store shoes and coats a door leading to the lounge and stairs rising to the first floor.

The Lounge is bright and airy with light flooding the room from the large Bay Window overlooking the front of the property and feels luxurious with engineered oak flooring. The sitting room leads into the Open Plan Kitchen/Dining Room which is light and spacious. The kitchen is contemporary with white units, white walls and the same engineered oak flooring as the Sitting Room. It is also fully integrated with a double oven, electric hob, dishwasher and fridge/freezer and benefits from a large island creating further storage, seating and work top space. An extension built when the property was first purchased means there is plenty of space for further seating and benefits from skylights with automated blinds and bi-fold doors that lead out to the south facing garden. Completing the ground is the Utility Room with a sink, storage, space for a washing machine and a door leading to the integral garage and a downstairs cloakroom with a vanity unit and WC.

The first floor is comprised of two spacious Double Bedrooms, both benefiting from an En-suite Shower Room with a vanity unit, double rainfall shower and full tiled floors and walls. Bedroom One also has the added benefit of built in wardrobes. Stairs lead from the spacious landing to the second floor where you will find the further two Bedrooms. Bedroom Three is a generous double with a pleasant view of the city and Bedroom Four is a single room perfect for a nursery or study. The final room is the luxurious family bathroom with a bath with shower over, vanity unit, WC, and full tiled walls and floor.

Outside the property has two Off-Road Parking spaces found at the front of the property as well as an integrated single Garage with electric, light, water and an electric roller door. The rear garden at the back of the property is fully enclosed and beautifully landscaped with a large patio, artificial grass, pergola and bordered by mature shrubs. There is also a rear gate for alternative access and a practical outside tap and electric awning for shade from the sun, which there is plenty of due to it's south facing aspect.

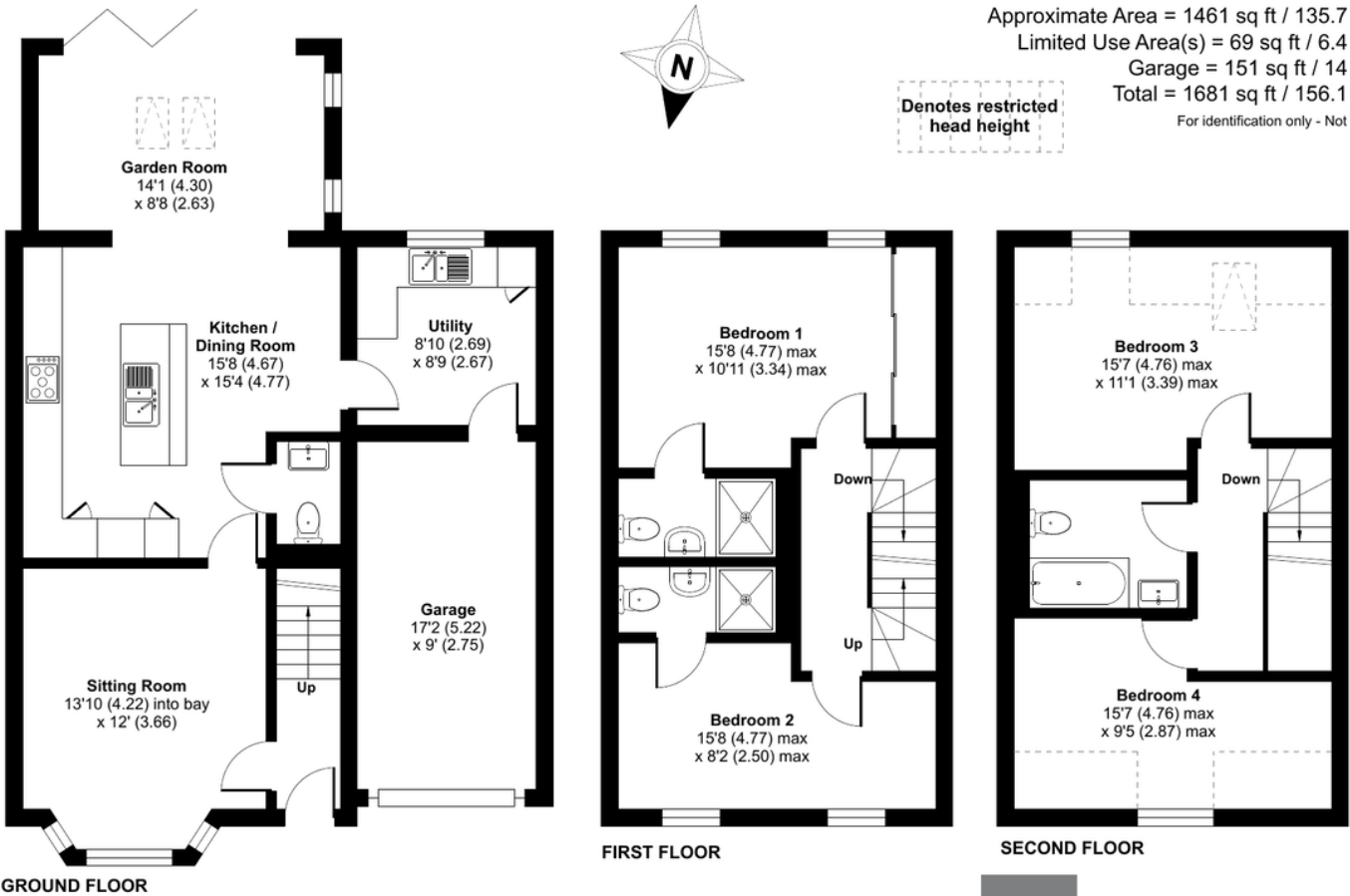
Tenure - Freehold  
Council Tax Band D



the floorplan...

Elmside, Exeter, EX4

Approximate Area = 1461 sq ft / 135.7 sq m  
Limited Use Area(s) = 69 sq ft / 6.4 sq m  
Garage = 151 sq ft / 14 sq m  
Total = 1681 sq ft / 156.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Ashtons Complete (Complete Property). REF: 1252298



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## the location...

Shops and eateries of every kind, a cathedral, lovely architecture, university, racecourse, the Exeter Chiefs rugby team – Exeter has the lot. It's well connected too: the M5 and direct trains to Paddington (in as little as 2h10) and an international airport.

## Shopping

Late night pint of milk: Co-op 0.2 miles

City centre: Exeter 1 miles

Supermarket: Morrisons 1 mile

## Relaxing

Beach: Exmouth 11.8 miles

Park: Arena Park 1.6 miles

Exeter Golf and Country Club: 3 miles

## Travel

Bus stop: Elmside 0.2 miles

Train station: Polsloe Bridge 0.7 miles

Main travel link: M5

Airport: Exeter 4.5 miles

## Schools

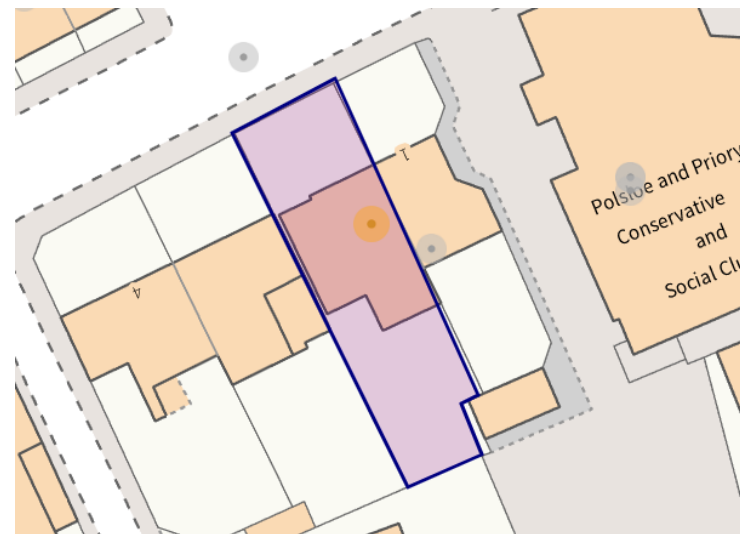
Stoke Hill Junior School: 0.8 miles

Pinhoe Primary School: 2.4 miles

Exeter School: 0.9 miles

Please check Google maps for exact distances and travel times.

Property postcode: EX4 6LR







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