



6 Parkside Crescent
Exeter | Devon | EX1 3TW

FINE & COUNTRY

6 PARKSIDE CRESCENT



A beautifully presented and much improved bay fronted detached bungalow with a stylish extension, set in a cul-de-sac location with landscaped gardens.



KEY FEATURES

The front of the property consists of a large gravelled driveway with ample parking and a low-maintenance front garden. To the side of the property is a driveway with additional parking in front of the garage.

The beautifully designed entrance hall is defined by the pretty patterned and practical tiled flooring and a brick archway which adds a touch of rustic charm and welcomes you into the property.

Stepping into the bay fronted sitting room, the engineered wooden flooring from the hallway seamlessly flows into this warm and inviting space. The beamed fireplace with a wood burner, is the focal point of the room, adding a cozy and intimate ambiance.

The ground floor is also home to the truly beautiful bathroom with free standing bath, walk in shower enclosure and countertop sink vanity unit. The room is fully tiled with dark tiles, including a split face tile feature wall, which adds depth and texture whilst contrasting beautifully with the white bathroom suite. The effect is modern and stylish.

The open plan kitchen and dining room has been beautifully designed to incorporate ample storage within the black and white gloss handleless kitchen with large central island which has a breakfast bar and inset sink and drainer. The kitchen is fully equipped with a large gas range and integrated fridge, freezer and dishwasher. Beyond the kitchen is a large opening into the dining and seating area with a roof lantern above, which allows natural light to flood in. The french doors open to reveal a picturesque westerly-facing garden, providing an idyllic setting for al fresco dining or relaxation. The dining room itself offers ample space for a dining table and chairs, as well as space for additional seating, thoughtfully positioned to take in the views.

Conveniently located off the kitchen is a large utility room with plenty of storage cupboards and space and plumbing for a washing machine and tumble drier. Off the utility room and within easy reach of the kitchen is a ground floor WC.

The ground floor also houses two bedrooms. The first is a fantastic size and enjoys the natural light from the bay window. The second ground floor bedroom is currently set up as a playroom and an occasion bedroom, highlighting the flexibility of this layout. The room would also lend itself perfectly to a study or spare bedroom.

The master bedroom suite is another standout feature of this property with pretty views of its location and the countryside beyond. It boasts plenty of space, with the wardrobing allocated to a dressing area and a ensuite shower room with exudes serenity and functionality with his and her vanity units and countertop sinks.





























KEY FEATURES

Stepping out through the bifold doors onto the patio at the top of the garden, is a perfect place for relaxing and enjoying the pretty landscaped garden which has been planted with carefully selected shrubs, flowers and trees. There is a level lawn with a raised pond accessed through a pretty Arbor.







INFORMATION

Services

Mains gas, water, electricity and drainage

Local Authority:

East Devon District Council

Tenure:

Freehold

Council tax:

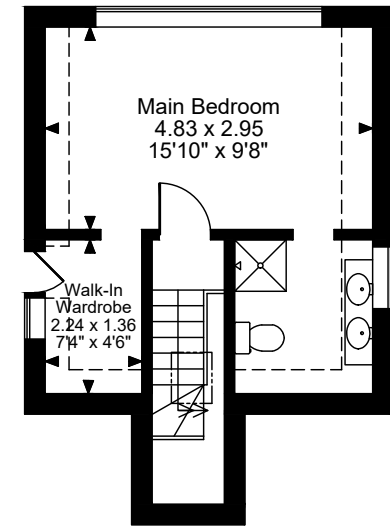
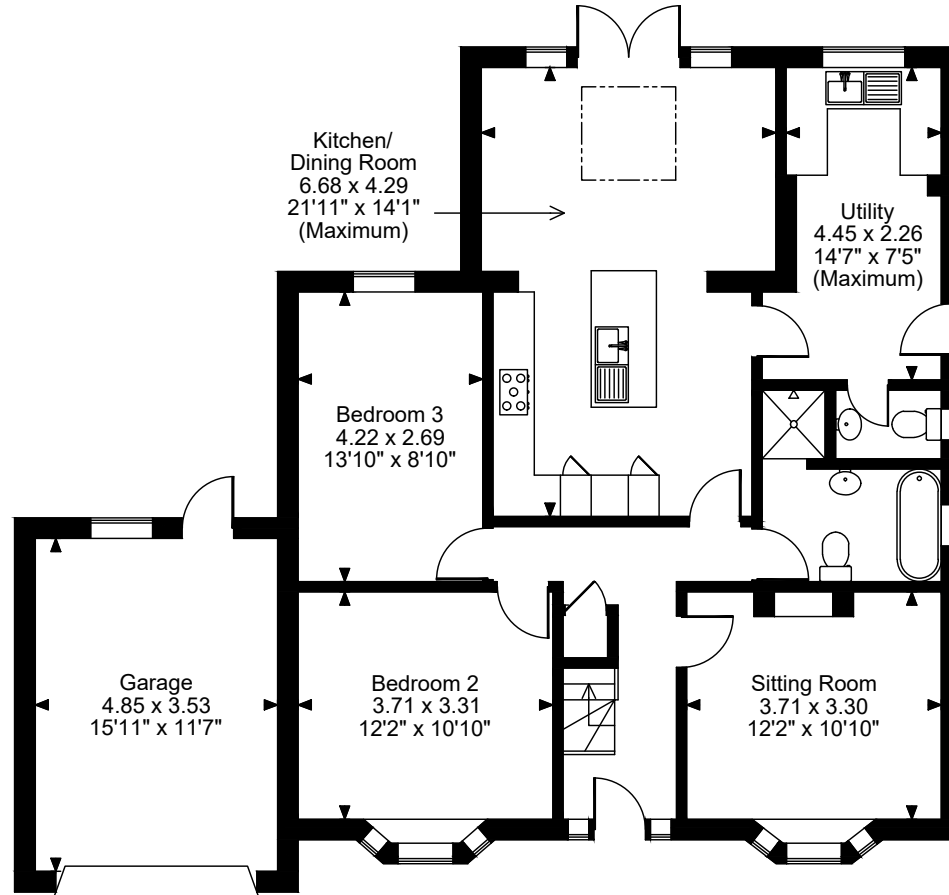
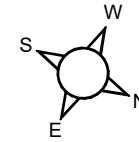
Band D

Location

Pinhoe benefits from excellent local facilities, including nearby primary and secondary schools, doctors surgery and Waterloo line train station. It is ideally located, close to Exeter Science Park, Exeter International Airport and the M5 motorway. Exeter city centre is approximately 3 miles away and the beaches of East Devon are also within easy reach of the property.



Parkside Crescent, Exeter, Devon
Approximate Gross Internal Area
Main House = 1268 Sq Ft/118 Sq M
Limited Use Area = 65Sq Ft/6 Sq M
Garage = 186 Sq Ft/17 Sq M
Total = 1519 Sq Ft/141 Sq M



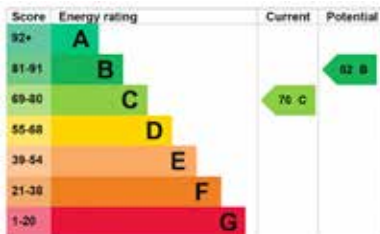
Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8598818/SS





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country Exeter
23 Southernhay West, Exeter, Devon EX1 1PR
01392 573900 | exeter@fineandcountry.com

