



59 Sylvan Road, Exeter, Devon





A light, airy detached home with four bedrooms, in a sought-after north Exeter setting.

Summary of accommodation

Ground Floor: Sitting room | Dining room | Kitchen | Pantry | Shower room | Cloakroom

First Floor: Four bedrooms | Bathroom | WC

Outside: Garage | Garden

Distances

Exeter city centre 0.8 miles, Exeter St. David's station 1.7 miles (2 hours to London Paddington)

M5 (Jct 29) 3.4 miles, Exeter Airport 5.2 miles (1 hour to London City Airport)

(All distances and times are approximate)



Knight Frank Exeter
19 Southernhay East
Exeter
EX1 1QD
knightfrank.co.uk

Louise Glanville
01392 423111
louise.glanville@knightfrank.com

Location

The property is in the Pennsylvania suburb of Exeter, within easy reach of local amenities and with the beautiful Devon countryside just moments away. The property is within walking distance of Exeter University. The northern suburbs of Exeter have several everyday amenities, including local shops, supermarkets, pubs, cafés, restaurants, doctor's surgeries and pharmacies. Exeter city centre is just under a mile away and offers a wide choice of cultural activities, with the theatre, museum, arts centre and a wealth of good shopping and restaurants, including John Lewis.

The area has plenty of leisure activities to choose from, with several sports and leisure clubs within easy reach, golf at Exeter Golf and Country Club, rugby, football, horse riding, sailing, hiking the Jurassic Coast, fishing as well as access to several sandy beaches within 15 miles of the property.

There are excellent transport links, with easy access to the M5, while the city's mainline stations offer direct services to London Paddington and Waterloo. Exeter International Airport provides an ever-increasing number of domestic and international flights including twice daily flights to London City.

Schooling in the area is of the highest standard, with outstanding-rated state schools and several excellent independent schools in and around the city. Within two miles of the property, you will find the Stoke Hill Infant and Nursery School, Ladysmith Infant and Nursery School, St Michael's Church of England Primary Academy and Exeter College, all rated 'outstanding' by Ofsted. The leading independent girls' school The Maynard (rated excellent) and the co-ed Exeter School are also close by.

The property

59 Sylvan Road is a comfortable detached family home that provides flexible living with light and airy accommodation.

On the ground floor there are two well-presented reception rooms, both of which have wooden floorboards and dual south and west-facing aspects, welcoming plenty of natural light. The sitting room at the rear is the ideal space in which to relax with outstanding views of the garden, while the dining room has space for a family dining table.



Also on the ground floor, the kitchen at the front has plenty of storage in fitted wooden units to base and wall level. There are also integrated appliances including a double oven, hob, extractor hood, washing machine and dishwasher. Adjoining the kitchen is a pantry for further storage, as well as a shower room.

Upstairs, the large landing leads to four double bedrooms. These include a generous principal bedroom overlooking the rear garden, with wooden parquet flooring and far-reaching views towards the Devon countryside. The first floor also has a family bathroom and a separate WC. The property is double glazed throughout.

Garden and grounds

At the front of the property, the block-paved driveway provides parking for up to two vehicles and could easily be modified to accommodate more, as well as access to the garage at the side of the house. The front garden has paved and gravel terracing, as well as several established shrubs. At the rear there is a paved patio area and terraced levels with areas of lawn and raised beds with various established shrubs. The garden is bordered by established hedgerows, mature trees and timber fencing providing a sense of peace and privacy from neighbouring properties.





Property information

Tenure: Freehold
Local Authority: Exeter City Council
Council Tax: Band F
EPC Rating: D
Guide Price: £895,000



Services

Mains water, electricity and gas. Virgin Media M250 broadband with estimated upload speeds of 265-273 Mbps and and download of 26 Mbps.

Directions

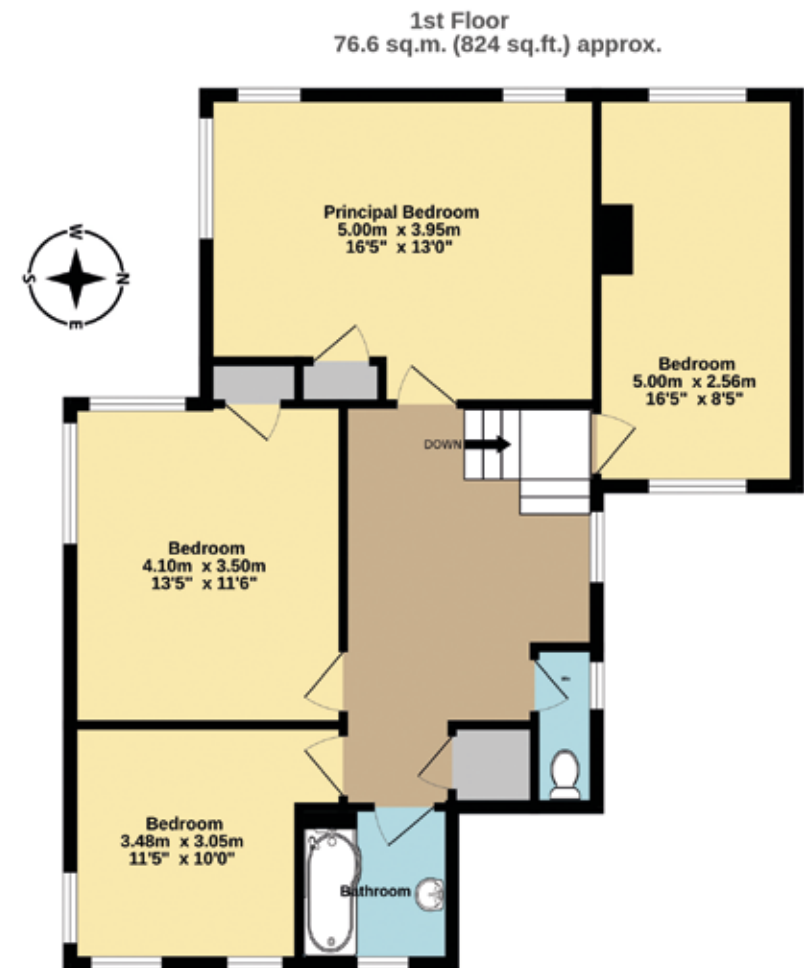
Postcode: EX4 6EY
what3words: ///drum.shaped.drop

Approximate Gross Internal Floor Area

157.5 sq m (1695 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated August 2024. Photographs and videos dated August 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com