



East of 
ESTATE AGENTS

Tollards Road
Exeter £815,000

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A beautiful four bed pre 1950's detached character property which has been completely refurbished and is presented to a very high standard. This impressive property offers a beautiful extended open planned kitchen, diner and family room, along with a separate reception room and utility room on the ground floor, and with four dual aspect double bedrooms, shower room and family bathroom to the first floor. To the front is ample off-road parking in front of the integral garage, and to the rear a magnificent mature Westerly facing garden.

1950's Detached | Extended Open Planned Kitchen, Diner & Family room | Sitting Room with Character Fire place | Four Double Bedrooms | Utility Room | Downstairs Cloak Room | Family Bathroom | Integral Garage | Beautiful Mature Southwest Facing Rear Garden | Ample Off Road Parking

DESCRIPTION

Beautifully presented family home, full of character and warmth, perfectly blending period charm with modern living. Set behind a low brick wall, the front garden is filled with mature shrubs and trees, with a gravel path leading to the front door under a pretty storm porch. There's also convenient brick-paved parking and access to an integral garage.

Step inside to a welcoming hallway where restored parquet flooring and stained-glass windows set the tone for the rest of the home. The sitting room is a cosy retreat, with a beautiful box bay window overlooking the garden and a charming brick fireplace as its centrepiece.

At the heart of the home is a stunning open-plan kitchen, dining, and family space, perfect for modern family life and entertaining. The sleek white kitchen with quartz worktops and a central island flows effortlessly into a light-filled dining area with French doors to the garden and Velux windows above. The adjoining family area adds a contemporary touch with its modern wood-



burning stove, creating a space that feels both stylish and homely. A practical utility room and cloakroom complete the ground floor.

Upstairs, the light and airy landing leads to four generous bedrooms. The master suite enjoys wonderful views across the garden and towards the Haldon Hills, with plenty of built-in storage. The family bathroom offers a touch of luxury with a double-ended bath and separate shower, complemented by a second shower room for convenience. The southwest-facing rear garden is a real haven, beautifully landscaped and full of life, with a sunny patio for entertaining, old apple trees, and secluded spots to sit and unwind amongst fruit and vegetable beds.

This is a home that combines character, comfort, and thoughtful design, perfect for family living and relaxed modern life.

SITUATION

Tollards Road is located in a quiet cul-de-sac estate off Topsham Road and is ideally located with great transport links to the city, to the RD&E and to the M5/A30 corridor. In close proximity are two of the city's country parks of River Exe Park and Ludwell Valley Park along with the Exeter Golf & Country Club. Also in walking distance is the Isca Academy, Southbrook School and The West of England School and College.

AGENTS NOTES

Tenure: Freehold

Council Tax Band: E

Council: Exeter City Council

Parking: Garage and Parking

Garden: Pretty Rear Garden with Patio

Electricity: Mains

Gas:

Heating:

Water supply:

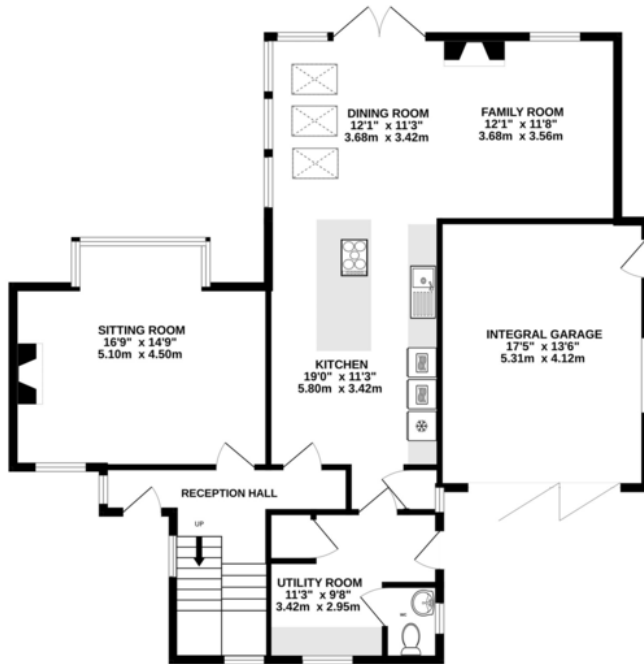
Sewerage: Mains

Broadband: Mains

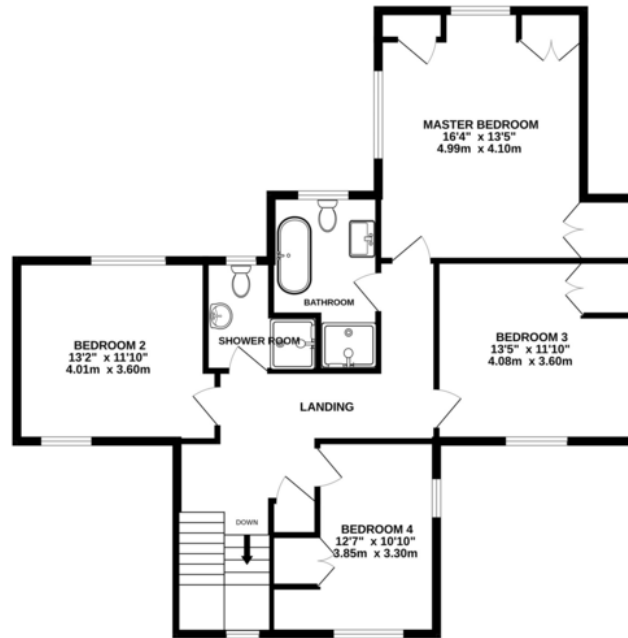
Mobile Signal: Several networks currently showing as available at the property including..



GROUND FLOOR
1137 sq.ft. (105.6 sq.m.) approx.



1ST FLOOR
963 sq.ft. (89.5 sq.m.) approx.



TOTAL FLOOR AREA: 2100 sq.ft. (195.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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