



SOUTHGATE

ESTATES

*27 Florida Drive, Exeter,
Devon, EX4 5EX*
£545,000



Five Bedrooms, Off-Road Parking, Garden to Rear, Spacious Accommodation, Pleasant Outlook to Rear, Highly-Desirable Location

A substantial five bedroom detached house located in the highly regarded residential area of Pennsylvania. This property offers ample parking and is surrounded by three individual areas of private established gardens, stocked with mature trees plants and shrubs. The attractive wisteria and climbing rose at the rear provide additional shade to the gardens and patio areas. Enjoying an elevated position, the property is sympathetically designed to take full advantage of the far-reaching views from the living accommodation at both the front and rear of the house, with distant views to the Exe Estuary.

Internally, there is a large open-plan lounge diner, a kitchen and five bedrooms, two of which are en suite. Externally, the gardens extend to three sides of the property. To the front, there is parking for up to four vehicles, as well as a small wooded area offering privacy to the house, as well as a great area for birds and wildlife. Gardens extend to the side, with a pathway leading down to the rear garden. There is an additional parking space to the side of the property and a substantial outbuilding in the landscaped rear garden. The mature trees include a blossoming cherry, Ginkgo and a palm tree. Shade is provided to the patio by the established and attractive array of climbers.



Ground Floor

The front door opens to an entrance porch into a galleried landing where doors can be found to the lounge diner, the guest suite, the kitchen and a separate cloakroom. The spacious L-shaped lounge dining room has far-reaching views to the rear and a further window to the front aspect. A doorway leads through to the fitted kitchen which shares similar views. The guest suite is a wonderful addition to the property and benefits from an en suite bathroom.

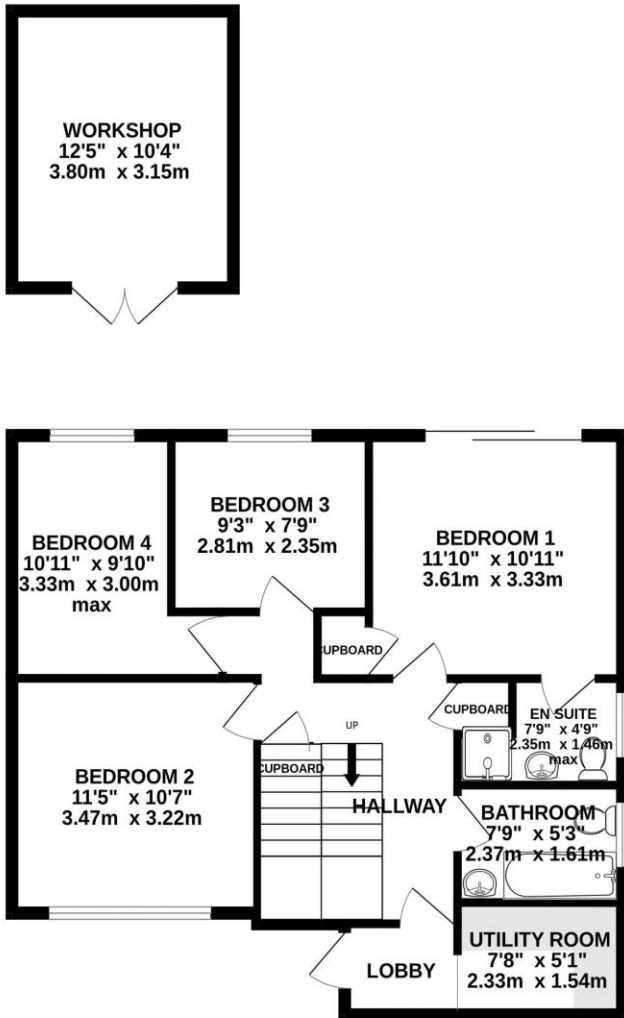
Lower Floor

Stairs lead to the lower hallway and to four further bedrooms, consisting of two larger double bedrooms, and a further two mid-sized bedrooms. There is also access to the main bathroom, lobby and utility room. The master en suite bedroom features doors leading directly to a pleasant patio area, beautifully framed by well-established wisteria and honeysuckle plants. A door opens to the lobby and utility room which provides access to the front lower garden and another secluded patio area. This private raised gravel patio area catches the evening sun on the West side.

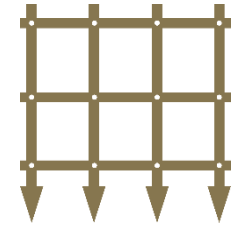
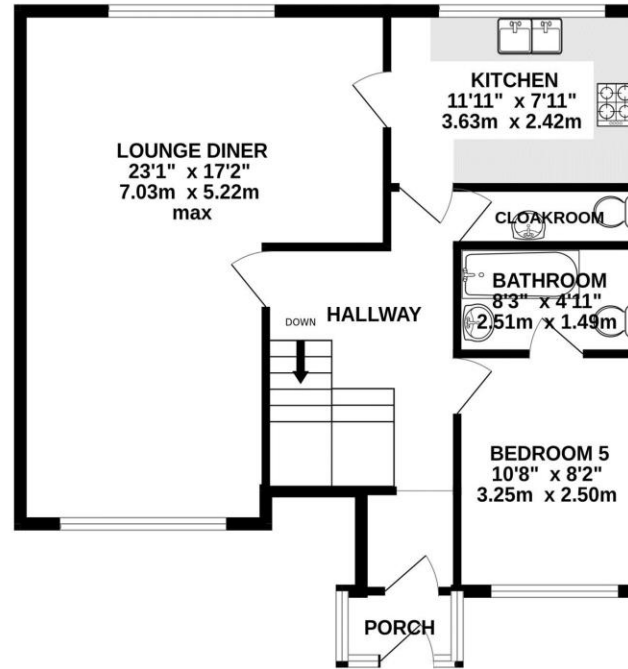
Property Information

Tenure: Freehold. Council tax band: D.

LOWER GROUND FLOOR



GROUND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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