



SOUTHGATE

ESTATES

*40 Thornton Hill,
Exeter, Devon, EX4 4NS
£670,000*



Semi-Detached House,
Highly Sought-after Location,
Abundance of Period Features,
No Onward Chain, Five Bedrooms,
Garage & Garden

Brought to the market for the first time in more than 65 years, this beautifully preserved Edwardian semi-detached house offers a vast array of period features. Located in one of Exeter's most sought-after residential streets, just a short walk from both the city centre and the University, the property comes with lovely gardens to the front and rear, and a single garage.

Internally, whilst in need of some updating, many of the property's original Arts and Crafts style features have been retained, offering great potential to create a beautiful and characterful home. With high ceilings and well-proportioned rooms, the property extends over 3 floors with 5 generously-sized bedrooms. There are two reception rooms and a kitchen to the ground floor, 3 bedrooms and a bathroom to the first floor, and two further bedrooms to the upper floor.

Internal viewing is highly recommended to fully appreciate the potential of this wonderful family home.





Ground Floor The front door opens to the entrance vestibule which features decorative tiled flooring, a window to the front, and access to the hallway which is complemented by parquet flooring. From the hallway, doors lead to the living room, family room and dining room, and stairs rise to the first floor.

The generously-proportioned living room is situated to the front of the property with a large bay window overlooking the front garden. The family room is also spacious and enjoys French doors opening directly out to the rear garden, as well as a decorative ceiling.

The dining room features a window facing the rear aspect, built-in storage to the alcoves and a door into the kitchen. This space contains a range of fitted cupboards, a sink with a double drainer and space for various appliances. A window faces the side aspect and a lobby leading from the kitchen accommodates two large walk-in larder cupboards, a downstairs cloakroom, and a door to the garden.



First Floor Stairs rise to the first floor landing which accommodates three of the bedrooms, the bathroom and a separate cloakroom. A window faces the front aspect allowing ample natural light, and a further staircase leads to the second floor landing. The master bedroom has the advantage of a large bay window to the front aspect, along with a number of other attractive features, such as picture rails, decorative coving and a cast-iron fireplace. The second double bedroom also includes picture rails, as well as built-in storage and two windows to the rear overlooking the garden. Bedroom three is a generous single, and offers a window to the rear aspect, picture rails and a cast-iron fireplace. Finally, the bathroom comprises a wash basin, a bath with a mixer tap and shower over, plus an obscured window to the rear aspect. The separate cloakroom includes a high level WC, plus an obscured window to the side.

Second Floor The second floor accommodates the remaining two double bedrooms which are both good sizes, featuring storage into the eaves. There is also a separate storage room which serves a number of uses.

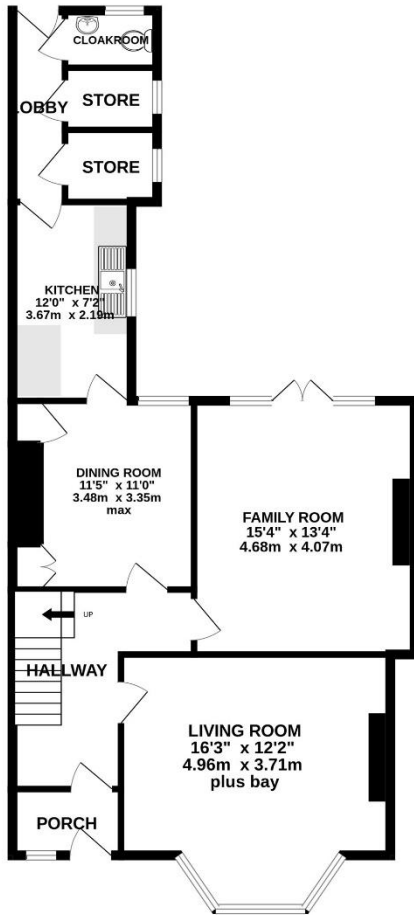
Garden & Garage To the rear of the property is a delightful walled garden which is mainly laid to lawn offering a number of attractive plants and shrubs, as well as an apple tree. A gate allows pedestrian access to the rear, and there is also an attractive period greenhouse. The single garage is located at the bottom of the garden and is accessed via a full-width access lane to the rear of the property.

Property Information Tenure: Freehold. Council tax band: F. EPC - Band awaited.

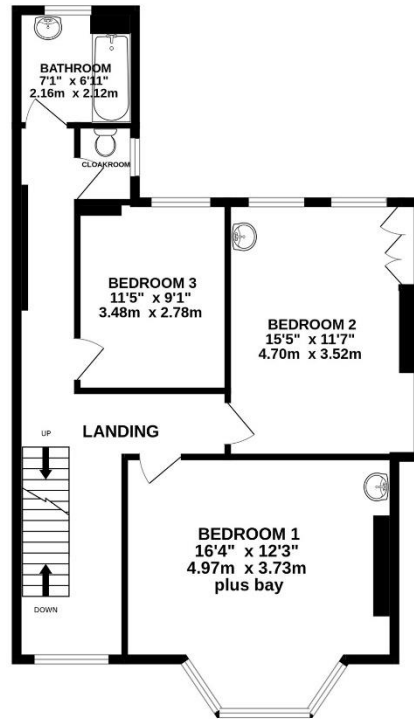




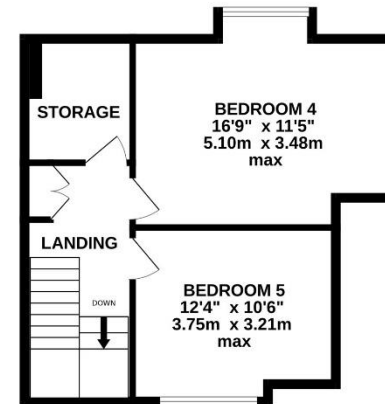
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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EPC
Awaited