



SOUTHGATE

ESTATES

*40 Prospect Park,
Exeter, Devon, EX4 6NA
£860,000*

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P
Resident
permit
holders
only



5 Bedrooms, Semi-Detached House, Period Features, Generous Garden, Triple Garage, Close to City Centre

Situated along an attractive tree lined street is this characterful five bedroom Victorian home, just a short distance from the many shops and dining venues along Exeter's high street.

The property's accommodation is arranged over three floors, and retains a wealth of elegant period features, including high ceilings, ornate fireplaces, and feature stained glass windows. As well as the city centre nearby, there are also other amenities on hand, such as St James Park Station, various bus stops, a health centre and convenience stores.





Ground Floor

An iron gate opens to the secluded front gardens with a pathway leading to the main entrance. You are immediately greeted by the vestibule with period tiled flooring, and a further door into the main hallway, where doors lead to the principal rooms. The sitting room is complemented by an original Victorian fireplace with a wood-burning stove, a focal point of the room, as well as a box bay window to the front with a stained glass panel and decorative coving, adding to the sitting room's appeal.

Grand high ceilings and coving follow through to the dining room which is well-proportioned and enjoys access to the rear gardens, creating a perfect flow between the two spaces. Into the kitchen breakfast room, the eye is instantly drawn to the Esse range which is nestled in an exposed brick alcove. Additionally, there are a number of base units with fitted worktops, incorporating a double ceramic sink with drainers to the side and a mixer tap over. Windows face the side aspect, flooding the room with ample natural light, and there are also doors to the garden and utility room, along with a feature exposed brick lintel.

At the rear of the property, the convenient utility room offers space for appliances, with access into the garden, and a useful walk-in larder cupboard, with a door to a downstairs cloakroom. Another room includes a multi-functional study with a window to the front aspect.



First Floor

An impressive staircase leads to the first floor landing which incorporates a dramatic stained glass window and doors to the bedrooms, bathroom and separate cloakroom. A further staircase rises to the second floor landing. The expansive master bedroom is situated to the front of the property and features a stunning box bay window with a stained glass panel offering an attractive leafy outlook over the front gardens. Other character features include a charming cast-iron fireplace and wooden floorboards. The second bedroom is a similarly spacious double room, with a well-placed window to the rear to admire views over the beautiful rear gardens. Bedroom three is currently used as an office/guest room, with a window to the front aspect and wooden floorboards. Second Floor The second floor accommodates the remaining two double bedrooms and a further bathroom. The larger of the two rooms benefits from a window to the front aspect incorporating a lovely stained glass panel. There is also a cast-iron fireplace and storage into the eaves. In addition, the fifth bedroom has the advantage of eaves storage, and a built-in wardrobe.

Gardens & Garage

The beautiful and sizeable walled gardens are a real feature of the property, with various spaces to enjoy different aspects of the garden. A patio area leads out from the dining room, offering a pleasant spot for seating and al-fresco dining, while the remainder of the garden is mostly laid to lawn. A number of well-established plants and shrubs frame the lawned area, providing a peaceful haven to sit and relax. At the end of the garden is an apple tree, with a garden shed and access to the triple garage. Originally three garages which have been converted into one large space, this building is serviced by power and lighting, and allows off-road parking for multiple cars, with vehicular access to the rear.

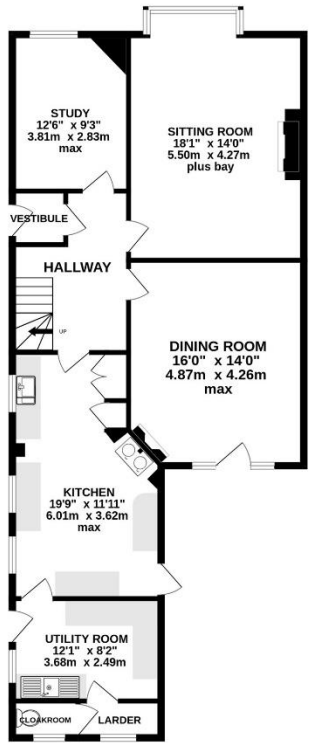
Property Information

Tenure: Freehold. Council tax band: F

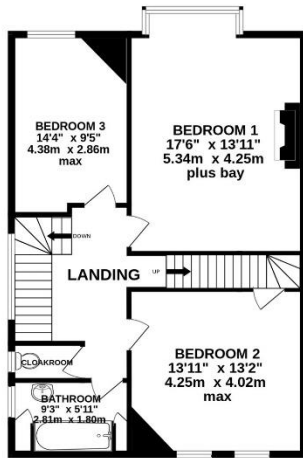




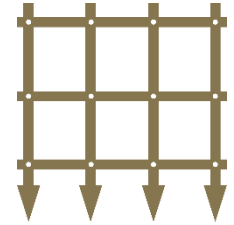
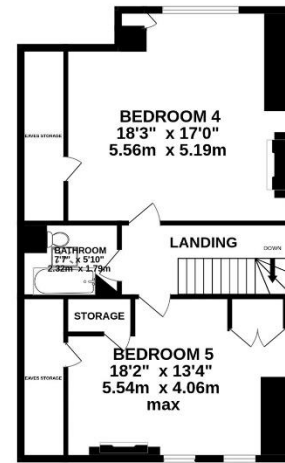
GROUND FLOOR



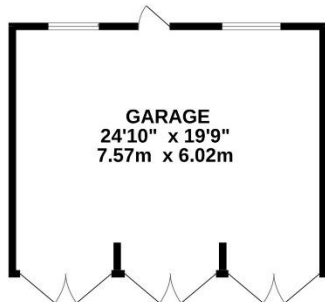
1ST FLOOR



2ND 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		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		

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