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15 Elliott Close, Exeter, Devon, EX4 5ED



SOUTHGATE
— ESTATES —

£320,000

Guide Price





15 Elliott Close, Exeter

A three bedroom semi-detached family home enjoying far-reaching views to the rear across the surrounding hillside. The internal accommodation briefly consists of an entrance hallway with access to the three bedrooms and stairs leading to the lower ground floor, where the kitchen, living room, garden room and bathroom are situated. The property also includes a good-sized garden to the rear, off-road parking to the front, and a useful store with power and lighting.

The highly desirable area of Pennsylvania offers a variety of amenities on the doorstep, including a local shop, a park, nearby countryside walks and Stoke Hill Infant and Junior Schools. The property is also just a short drive from local supermarkets and the city centre. Regular bus routes also serve this area.

Ground Floor The front door opens into the entrance hallway which provides access to the three bedrooms, along with stairs leading to the lower ground floor accommodation. The master bedroom is a well-proportioned double bedroom complemented by a large window to the rear aspect with beautiful views across the surrounding countryside, as well as a wall of built-in mirrored wardrobes. The second bedroom also enjoys a window to the rear with lovely countryside views, along with a built-in cupboard. Bedroom three is a further double bedroom which features an oriole bay window to the front aspect.

Lower Ground Floor Stairs descend to the lower ground floor which accommodates the main living spaces. The living room is a good size and has an open-plan feel to the garden room, with an archway opening between the two rooms, and windows facing the rear and side aspects. The kitchen contains a range of matching wall and base units with fitted worktops, a tiled splashback and a 1.5 bowl stainless steel sink and drainer unit with a mixer tap over. Appliances include an oven with an electric hob and extractor hood over, a fridge and a freezer, with spaces for a washing machine and dishwasher. A window faces the rear aspect and a door opens out to the garden. Lastly, the bathroom comprises a pedestal wash basin, a bath with a mixer tap and shower over, and a close-coupled WC. There is also an extractor fan and a large recessed area with access to understairs storage.





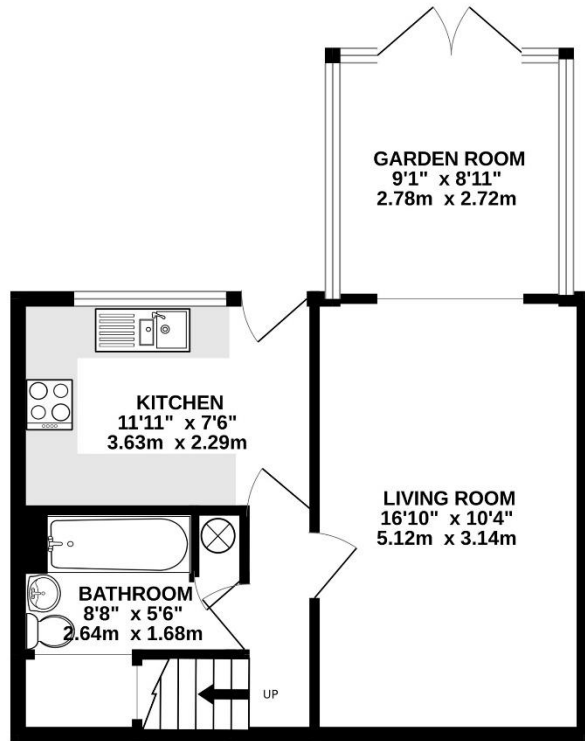
Garden, Store & Parking Doors lead out to the delightful enclosed rear garden which incorporates an area of decking which is ideally placed to admire the surrounding views. Steps lead down to the main section of garden which is laid with artificial lawn for easy maintenance, incorporating a patio area to the rear for further seating, and a variety of mature shrubs to the borders. There is also a gate allowing access to the side. To the front of the property is a driveway providing ample off-road parking. A door opens into the useful store which is serviced by power and lighting, with a window to the front aspect.

Property Information Tenure: Freehold. Council tax band: C.

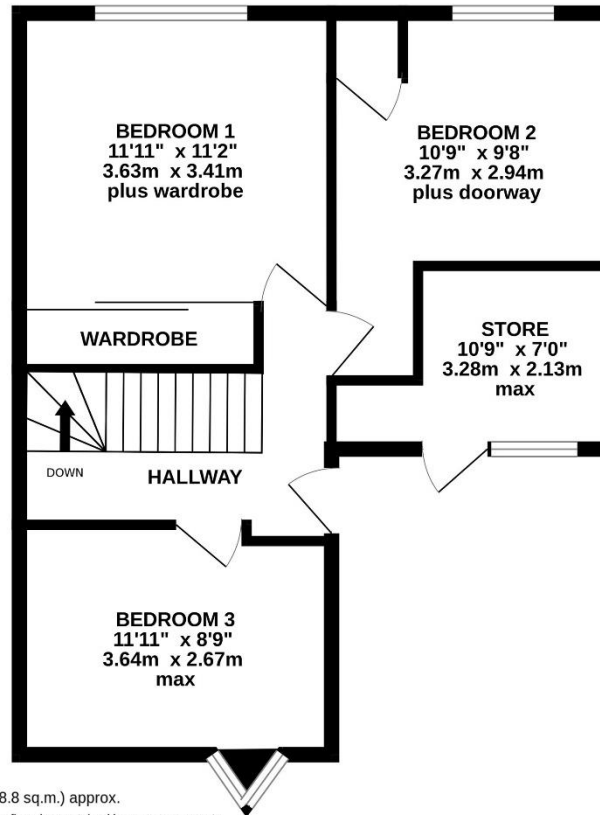
- *3 Bedrooms*
- *Semi-Detached House*
- *Enclosed Garden*
- *Lovely Views*
- *Off-Road Parking*
- *Popular Location*



LOWER GROUND FLOOR
441 sq.ft. (40.9 sq.m.) approx.



GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 956 sq.ft. (88.8 sq.m.) approx.

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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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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SOUTHGATE

ESTATES

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