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7 Elton Road, Exeter, Devon, EX4 7AT



SOUTHGATE
ESTATES

£435,000





7 *Elton Road, Exeter*

A well-proportioned and characterful four double bedroom home located in the highly popular area of Mount Pleasant. The property offers an enclosed garden to the rear, and the internal accommodation briefly consists of an entrance hallway, a spacious dining room, living room and kitchen on the ground floor. Upstairs across two floors are four double bedrooms, an impressive family bathroom and a further modern shower room.

The excellent location offers a range of nearby amenities including GP surgeries, local shops and nearby pubs and restaurants. There is also easy access to the city centre, along with Waitrose, Ladysmith School, the RD&E Hospital, Exeter University and the Met Office. Mount Pleasant is well served by bus routes and Polsloe Bridge Railway Station.

Ground Floor The front door leads into the inviting entrance hallway which is complemented by a number of period features such as decorative corbels, dado rails and wooden floorboards extending into the living room and dining room. Stairs also rise to the first floor landing. A door opens to the dining room which enjoys an open-plan feel with an archway into the living room. A bay window faces the front aspect and there is a further window to the rear, filling the space with ample natural light. There is also a feature log burner adding to the charm of the living room. A door opens into the kitchen which contains a range of contemporary wall and base units with fitted worktops incorporating a 1.5 bowl ceramic sink and drainer with a mixer tap over. Integrated appliances include an oven with an electric hob and extractor hood over, a dishwasher, and there is space for a tall fridge freezer and a washing machine. A door opens directly out to the garden, and a window faces the rear aspect.

First Floor Stairs rise to the first floor landing which accommodates two of the bedrooms and the family bathroom. The master bedroom is situated to the front of the property and enjoys a bay window to the front aspect, as well as an ornate cast-iron fireplace with built-in storage to the alcove, and wooden floorboards. The second bedroom is a further double room, also benefitting from a period cast-iron fireplace with a built-in cupboard, and a window to the rear aspect. The impressive family bathroom is framed by wood panelled walls, and comprises a four-piece suite consisting of a roll-top bath, a real focal point of the room, a separate shower cubicle, a close-coupled WC and a wash basin with a mixer tap over. A frosted window faces the rear aspect.



Second Floor The second floor has been recently re-modelled to provide a further two well-proportioned double bedrooms and a modern shower room with a hidden cistern WC, a wash basin with a vanity unit below, a shower cubicle and a frosted window to the rear aspect. The larger of the two bedrooms offers two skylights to the front aspect, and the fourth bedroom is currently being used as an office with a window to the rear aspect.

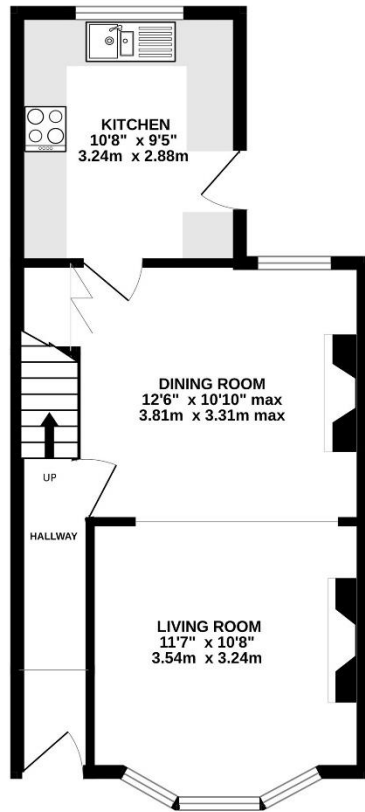
Garden A delightful enclosed rear garden which is mainly paved offering a low-maintenance outside space for seating and entertainment. There is a gate providing rear access, a garden tap, shed and flowerbed borders which are well-stocked with a variety of plants and shrubs.

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

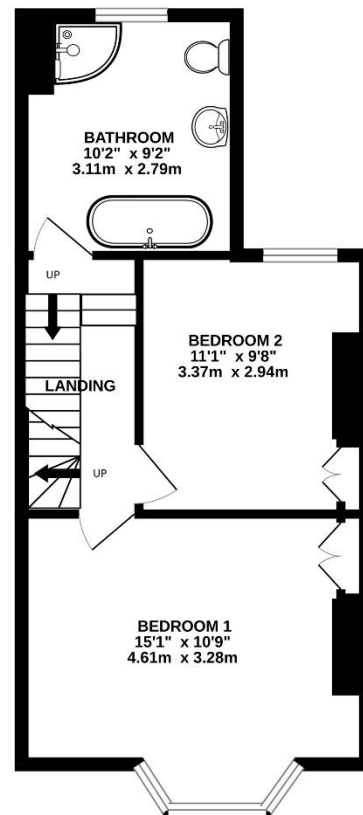
- *4 Double Bedrooms*
- *Period Features*
- *Enclosed Rear Garden*
- *Well-Presented*
- *Excellent Location*
- *Terraced House*



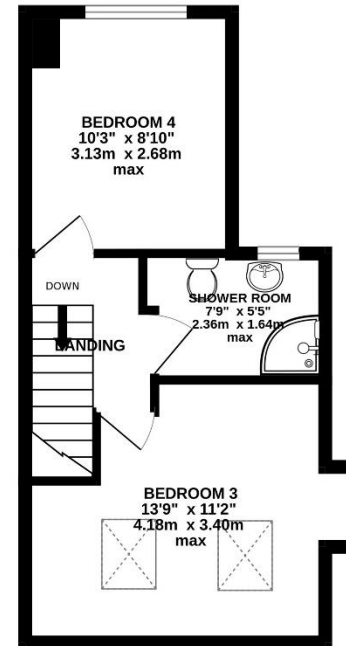
GROUND FLOOR



FIRST FLOOR



SECOND 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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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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