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22 Lyndhurst Road, Exeter, Devon, EX2 4PA



SOUTHGATE
— ESTATES —

£525,000

Offers over





22 Lyndhurst Road, Exeter, Devon, EX2 4PA

A spacious family home situated in the highly regarded area of St Leonards, offering generous and versatile accommodation together with off-road parking to the front and a good-sized enclosed rear garden. The property also benefits from a useful garden office, providing an ideal space for working from home or as an additional room for family use.

Lyndhurst Road is situated within the popular St Leonards area, well placed for access to Magdalen Road and Exeter Quay, with its riverside walks, restaurants, cafés and shops, while the city centre is also within easy reach. The area is well served by local amenities with GP surgeries, parks, schools and leisure facilities nearby, together with convenient transport links and access to the Royal Devon and Exeter Hospital.



Ground Floor A large entrance hallway provides a welcoming approach to the property, with access to the two reception rooms, a downstairs cloakroom and an opening leading through to the kitchen. The living room is a pleasant reception room with a large window to the front aspect, parquet flooring and a feature exposed brick chimney breast with a stove, creating an attractive focal point to the room. The dining room is a further good-sized reception room with a window to the front aspect, offering a versatile space for both everyday dining and entertaining. The kitchen is a stylish modern space, fitted with a range of wall and base units with granite worktops, a tiled splashback and a stainless steel sink with mixer tap and drainer grooves to the side. Integrated appliances include an eye-level oven, a separate electric hob with extractor hood over and a dishwasher, with space also provided for a tall fridge freezer and an additional under-counter freezer. A window overlooks the rear garden, while bi-fold doors open directly onto the garden, creating a lovely connection between the kitchen and outside. A door leads through to the utility room, which provides a useful additional space with a number of wall and base units, fitted worktops and an upstand. There is space for a washing machine, together with a door opening directly onto the garden. A downstairs cloakroom completes the ground floor accommodation.



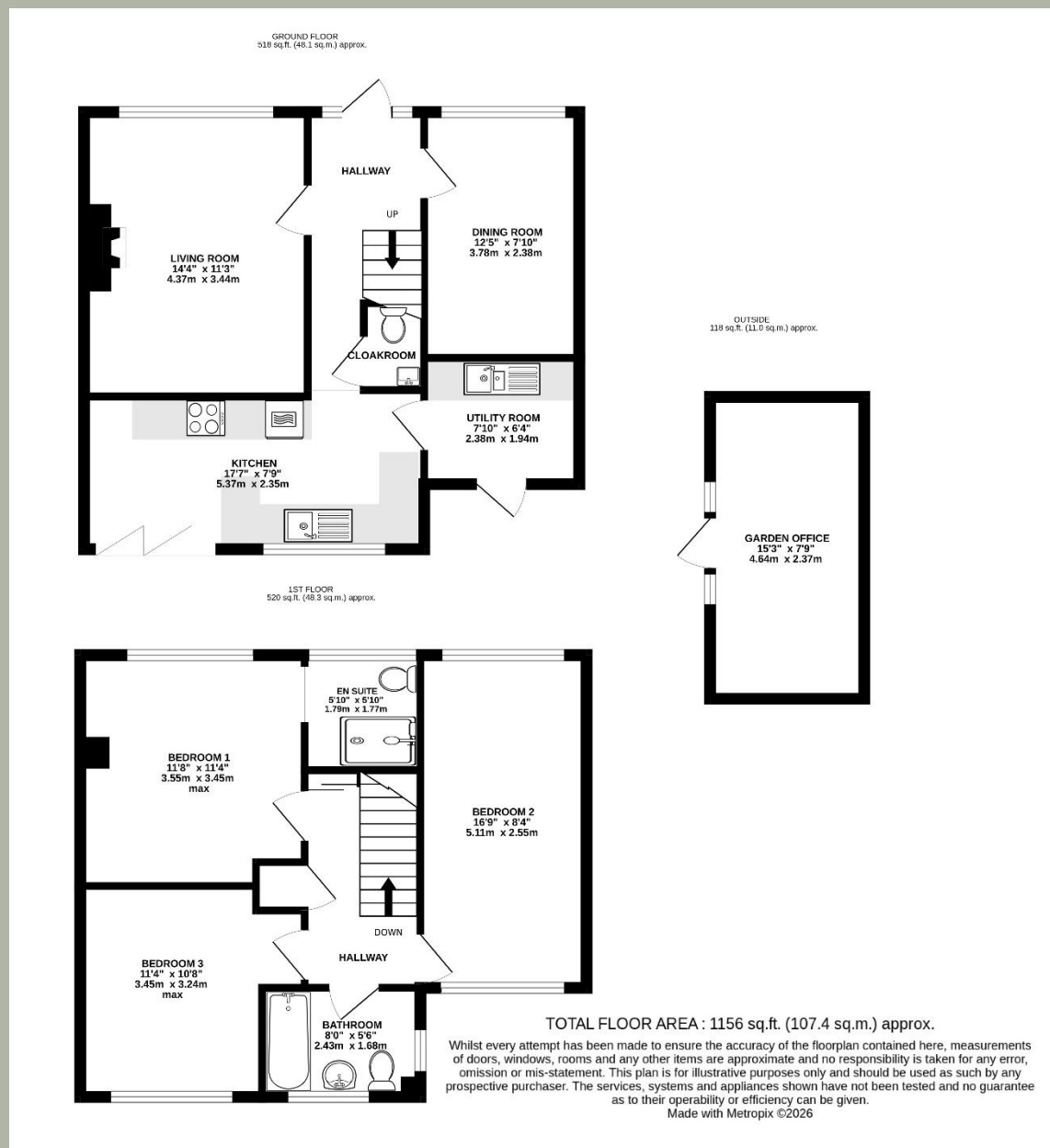
First Floor The first floor landing provides access to the bedrooms and family bathroom, with a small built-in cupboard providing useful storage. The master bedroom is a good-sized double bedroom with a large window to the front aspect, painted wooden floorboards and attractive decorative vertical panelling. An archway opens through to the en suite shower room, which comprises a shower cubicle, a WC with wash basin over and a window to the front aspect. Bedroom two is a further good-sized double bedroom with windows to both the front and rear aspects, providing a light and attractive room. Bedroom three is a single bedroom with a window to the rear overlooking the garden. The family bathroom comprises a pedestal wash basin with mixer tap, a bath with mixer tap and shower over, and a close-coupled WC. Frosted windows face the rear and side aspects.

Outside To the front of the property, there is a driveway providing valuable off-road parking. The good-sized enclosed rear garden enjoys decking immediately adjoining the property and providing space for seating. Beyond this, there is a further patio, offering space for outdoor dining and entertaining, along with a lawned area, with flower bed borders adding colour and greenery. A door opens into the garden office, a versatile additional space currently used as an office but equally suited to use as a family room or hobby space. The room benefits from power and lighting, together with two windows to the side aspect.

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

- *3 Bedrooms*
- *St Leonards Location*
- *Off-Road Parking*
- *Enclosed Garden*
- *Garden Office*
- *Terraced House*





Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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