



SYLVAN ROAD

EXETER, EX4 6EW



Robert Williams

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“Tucked in a quiet location, this charming property has plenty to offer and is available with no onward chain”.



SYLVAN ROAD

EXETER, EX4 6EW

Tucked away in an enviable and secluded position within the highly desirable Pennsylvania area of Exeter, this attractive four-bedroom detached family home offers spacious and well-presented accommodation, generous gardens and the benefit of a garage and private driveway parking. Occupying a peaceful setting away from passing traffic, the property combines privacy and practicality whilst remaining within easy reach of the city centre, Exeter University and a wide range of local amenities. No onward chain.

THE PROPERTY

The accommodation is thoughtfully arranged over two floors and provides flexible living space ideally suited to modern family life. An entrance hall leads to a convenient ground floor cloakroom and staircase to the first floor. The heart of the home is a bright and spacious dual-aspect sitting/dining room, offering an excellent space for both everyday living and entertaining. A large patio door opens directly onto the rear patio and a fireplace provides a nice focal point to the room.

The modern kitchen is fitted with contemporary units and work surfaces. There is an integrated electric oven and hob with extractor above, as well as space for a freestanding dishwasher. A separate utility room provides additional storage and houses plumbing for a washing machine. The integral garage offers further storage potential and could, subject to any necessary consents, provide scope for conversion if desired.

On the first floor are four well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room. The accommodation is served by a family bathroom making the layout particularly suitable for growing families or visiting guests.

Outside, the property enjoys gardens extending to both the side and rear, offering a wonderful degree of privacy, with established planting adding character and maturity. To the front is driveway parking leading to the garage, which can accommodate several vehicles.





Charingthay
Gate

THE LOCATION

Charingthay Gate is situated just off Sylvan Road in the sought-after Pennsylvania district of Exeter, one of the city's most established and desirable residential locations. The area is particularly popular with families and professionals due to its excellent access to well-regarded schools, Exeter University, the city centre and the beautiful countryside surrounding the city.

Nearby are a range of local shops, parks and recreational facilities, whilst Exeter's vibrant city centre offers an extensive selection of shopping, dining and cultural amenities. Excellent transport links, including access to the M5, rail services and Exeter International Airport, make this a highly convenient location for both local and regional travel.

DIRECTIONS

From Exeter City Centre, take Old Tiverton road North and turn left at the roundabout onto Union Road. Take the first right onto Sylvan Road and follow the road up. Charingthay Gate is located around 100m on the right hand side.



4



bedrooms

2



bathrooms

2



receptions

3



car spaces

Local Authority:

Exeter City Council

Council Tax Band:

E

Tenure:

Freehold

Heating:

Gas Central Heating

Services:

Mains water and drainage

Energy Efficiency Rating:

C





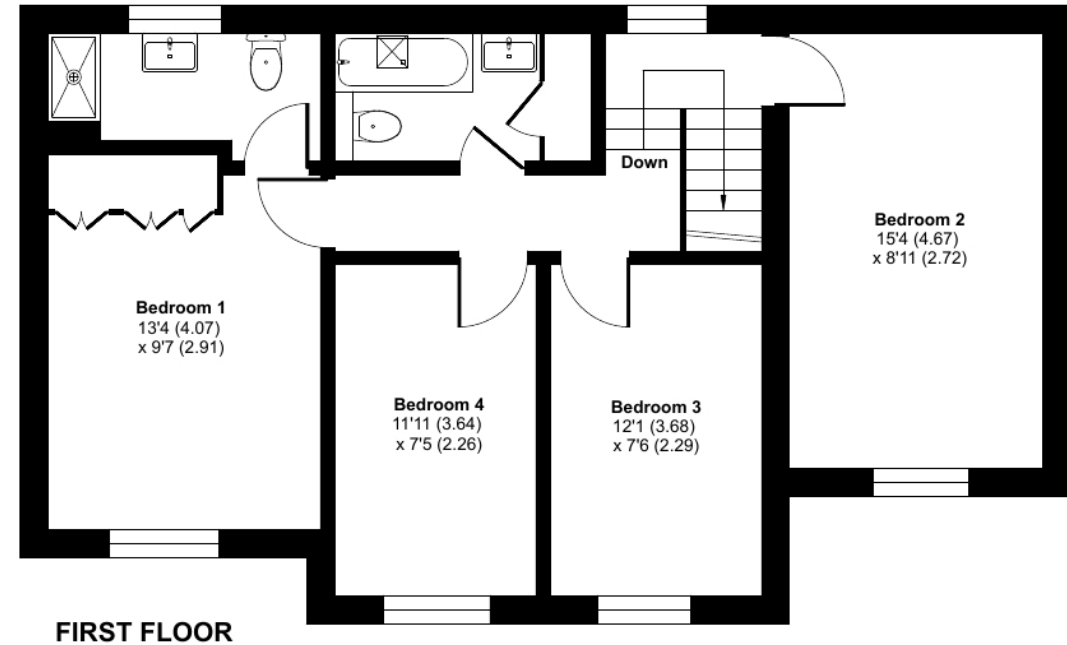
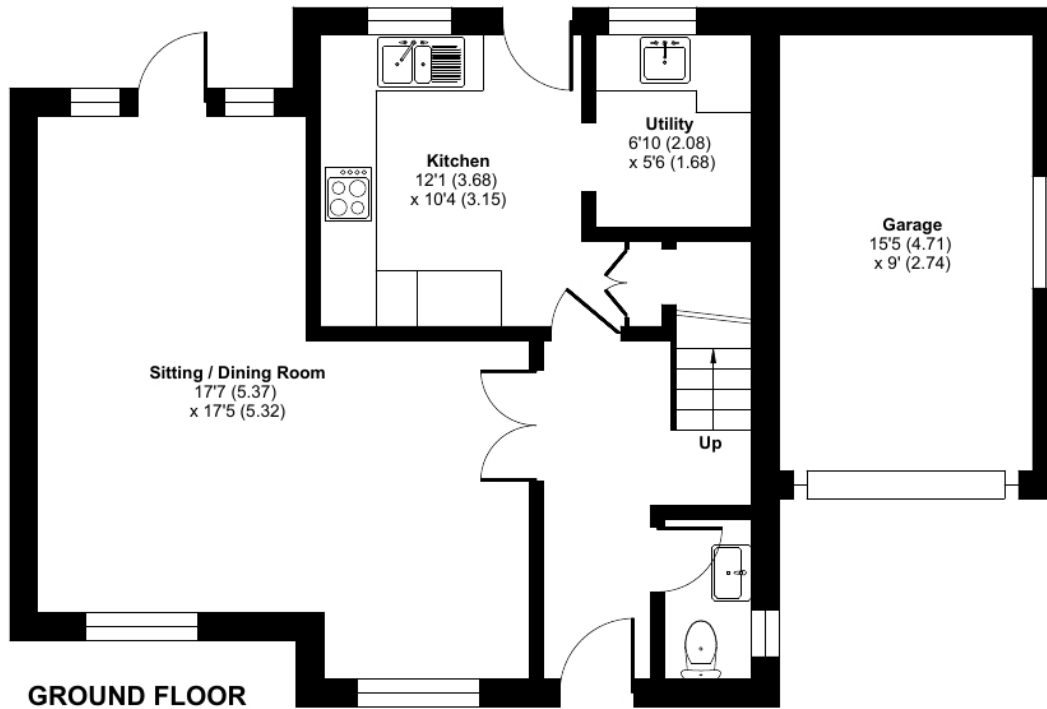
Charingthay Gate, Sylvan Road, Exeter, EX4

Approximate Area = 1162 sq ft / 107.9 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 1301 sq ft / 120.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2026. Produced for Robert Williams Ltd. REF: 1496382





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Robert Williams Estate Agents, 181 Cowick Street, Exeter, EX4 1AA

Tel: 01392 204800 • sales@robertwilliams.co.uk • robertwilliams.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.